

Loan No. 151-100001255

Prepared By:

RECORDATION REQUESTED BY:

UNITED COMPANIES FUNDING, INC.

2051 KILLEBREW DRIVE, SUITE 210

BLOOMINGTON, MINNESOTA 55425

WHEN RECORDED MAIL TO:

UNITED COMPANIES FUNDING, INC.

2051 KILLEBREW DRIVE, SUITE 210

BLOOMINGTON, MINNESOTA 55425

SEND TAX NOTICES TO:

UNITED COMPANIES FUNDING, INC.

2051 KILLEBREW DRIVE, SUITE 210

BLOOMINGTON, MINNESOTA 55425

[Space Above This Line For Recording Data]

REC \$ 45<sup>00</sup>  
AUD \$ \_\_\_\_\_  
R.M.F. \$ 1<sup>00</sup>

FILED NO. 1534

BOOK 202 PAGE 681

98 OCT -7 AM 9:42

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on OCTOBER 5, 1998.  
The mortgagor is WILLIAM H MINGLES JR and KIMBERLY K MINGLES, husband and wife,  
whose address is 1926 WINDWOOD TRAIL BOX 35 BEVINGTON, Iowa ("Borrower"). This  
Security Instrument is given to UNITED COMPANIES FUNDING, INC., which  
is organized and existing under the laws of the State of Louisiana and whose address is 2051 KILLEBREW DRIVE, SUITE 210  
BLOOMINGTON, MINNESOTA 55425, ("Lender"). Borrower  
owes Lender the principal sum of One Hundred Thirteen Thousand Four Hundred Seven and 08/100 Dollars (U.S. \$ 113,407.08).  
This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full  
debt, if not paid earlier, due and payable on OCTOBER 10, 2028. This Security Instrument secures to Lender: (a) the repayment of  
the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest,  
advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under  
this Security Instrument and the Note.  
[ x ] This is a Purchase Money Mortgage as defined by the Iowa Code which shall have priority over and is senior to pre-existing judgments against the  
Purchaser and other right, title, interest or liens arising either directly or indirectly by, through or under the Purchaser. For this purpose, Borrower does  
hereby mortgage, warrant, grant and convey to Lender, with power of sale, the following described property located in MADISON  
County, Iowa:

*William H Mingles Jr  
Kimberly K Mingles*

IOWA-Single Family-Fannie Mae/Freddle Mac UNIFORM INSTRUMENT  
UCFI Form REIA03 (Iowa-Mortgage)

Form 3016 9/90 (page 1 of 6)  
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RECORDED 3-15-99 SEE  
MTG RECORD 206 PAGE 206

Loan No. 151400001255  
 SEE ATTACHED EXHIBIT

Together with the following described manufactured home:

|                       |               |             |                           |           |           |
|-----------------------|---------------|-------------|---------------------------|-----------|-----------|
| <b>HERITAGE HOMES</b> | <b>HA003R</b> | <b>1999</b> | <b>HA00210A/BMO</b>       | <b>28</b> | <b>60</b> |
| Make                  | Model         | Year        | Manufacturer's Serial No. | Width     | Length    |

which has been affixed to the real estate described herein with the mortgagor's intent that it become part of the real estate conveyed hereby and subject to the lien of this Mortgage.

which has the address of 1926 WINDWOOD TRAIL BOX 35, BEVINGTON  
[Street] [City]

Iowa 50033- ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

**5. Hazard or Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

IOWA-Single Family-Fannie Mae/Freddle Mac UNIFORM INSTRUMENT  
 UCFI Form REIA03 (Iowa-Mortgage)

Form 3016 9/90 (page 2 of 6)  
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*KRM*  
*WAM*

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

6. **Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. **Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

8. **Mortgage Insurance.** If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required by Lender or Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. **Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

IOWA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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*[Handwritten signature]*

Loan No. 151400001255

**12. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

**13. Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

**14. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**15. Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**16. Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

**17. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**18. Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

**19. Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

**20. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.


Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

**21. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

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UCFI Form REIA03 (Iowa-Mortgage)

*u/w*  
*KKM*

*William H. Mingle Jr.*  
*Kimberly K. Mingle*  
\_\_\_\_\_  
-Borrower

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE, AND THAT BY SIGNING THIS SECURITY INSTRUMENT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS MORTGAGED PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS SECURITY INSTRUMENT. DATED OCTOBER 5, 1998

NOTICE OF WAIVER OF HOMESTEAD EXEMPTION

*William H. Mingle Jr.*  
WILLIAM H MINGLES JR  
\_\_\_\_\_  
Borrower (Seal)  
*Kimberly K. Mingle*  
KIMBERLY K MINGLES  
\_\_\_\_\_  
Borrower (Seal)

*William F. Escrow*  
HAWKEYE ESCROW COMPANY  
\_\_\_\_\_  
Witnesses:

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

You acknowledge that on OCTOBER 5, 1998 you read, signed, and received a completely filled in copy of this SECURITY INSTRUMENT.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS SECURITY INSTRUMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS SECURITY INSTRUMENT MAY BE LEGALLY ENFORCED. YOU MAY CHANGE THE TERMS OF THIS SECURITY INSTRUMENT ONLY BY ANOTHER SECURITY INSTRUMENT.

- Adjustable Rate Rider
- Condominium Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- 1-4 Family Rider
- Balloon Rider
- Rate Improvement Rider
- Manufactured Home Rider
- Construction Loan Rider
- Second Home Rider
- Biweekly Payment Rider
- Other(s) [specify]

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

24. Redemption Period. If the Property is less than 10 acres in size and Lender waives in any foreclosure proceeding any right to a deficiency judgment against Borrower, the period of redemption from judicial sale shall be reduced to 6 months. If the court finds that the Property has been abandoned by Borrower and Lender waives any right to a deficiency judgment against Borrower, the period of redemption from judicial sale shall be reduced to 60 days. The provisions of this paragraph 24 shall be construed to conform to the provisions of Sections 628.26 and 628.27 of the Code of Iowa.

23. Waivers. Borrower relinquishes all right of dower and waives all right of homestead and distributive share in and to the Property. Borrower waives any right of exemption as to the Property.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower.

Loan No. 15140001255

Loan No. 151400001255

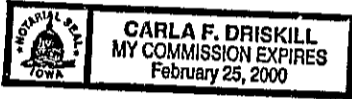
INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA )  
 )ss  
COUNTY OF POLK )

On this 5th day of October, 1998, A.D., 19 \_\_\_\_\_, before me a Notary Public in and for said County and State personally appeared William H. Mingles, Jr. and Kimberly K. Mingles, \*\* to me known to be the person named in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her voluntary act and deed.  
\*\* HUSBAND AND WIFE

Notary Public in and for the State of IOWA

*Carla F. Driskill*



*William  
K.M.*

10/1/98  
S:\REAL ESTATE\Legal Desc.doc

*WPK  
CMT*

which has been affixed to the real estate hereby and subject to the lien of this mortgage.  
it become part of the real estate described herein with the mortgagor's intent that

| YEAR | MAKE/MODEL            | SERIAL #     | LENGTH X WIDTH |
|------|-----------------------|--------------|----------------|
| 1999 | HERITAGE HOMES/HA003R | HA00210A/BMO | 28 X 60        |

Together with the following described manufactured home:

That part of the southwest quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24) Township Seventy-six (76) North, Range Twenty-six (26) West of the fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24); thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the West line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4) a distance 317.75 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East 510.93 feet; thence South 55 degrees 00 minutes 00 seconds East 369.70 feet; thence South 00 degrees 00 minutes 00 seconds East 307.96 feet; thence North 90 degrees 00 minutes 00 seconds West 371.20 feet; thence North 35 degrees 14 minutes 05 seconds East 226.56 feet; thence North 25 degrees 58 minutes 00 seconds West 119.52 feet; thence North 81 degrees 25 minutes 00 seconds West 526.85 feet to the West line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence North 00 degrees 00 minutes 00 seconds East along said West line 148.88 feet to the point of beginning. Said tract contains 5.00 acres and is subject to a Madison County Highway Easement over the westerly 0.11 acres thereof.

Loan No. 151400001255

## UNITED COMPANIES FUNDING, INC.

## Manufactured Home Rider to Mortgage

- 1 **Meaning of Some Words.** As used in this Rider, the term "Security Instrument" means the Mortgage, Deed of Trust or Credit Line Deed of Trust which is dated with the same date as this Rider. As used in this Rider and in the Security Instrument, the term "Note" means the Promissory Note and Security Agreement which is dated with the same date as the Security Instrument. As used in this Rider, the term "Lender" means UNITED COMPANIES FUNDING, INC. and any subsequent holder of the Note and the Security Instrument. As used in this Rider, the term "Borrower" means anyone signing the Note or the Security Instrument as a Borrower. As used in this Rider and in the Security Instrument, the term "Property" includes the Manufactured Home, as that term is defined in the Note and the real estate described in the Mortgage.
- 2 **Purpose and Effect of Rider.** Lender requires Borrower to agree to the provisions that are contained in this Rider as a condition of Lender making a loan to Borrower. IF THERE IS A CONFLICT BETWEEN THE PROVISIONS IN THIS RIDER AND THOSE IN THE SECURITY INSTRUMENT OR THE NOTE, THE PROVISIONS IN THE RIDER WILL CONTROL. THE CONFLICTING PROVISIONS IN THE SECURITY INSTRUMENT AND NOTE WILL BE ELIMINATED OR MODIFIED AS MUCH AS IS NECESSARY TO MAKE ALL OF THE CONFLICTING TERMS AGREE WITH THIS RIDER. If the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association or the Government National Mortgage Association, or any other federal or state governmental agency, buys all or some of the Lender's rights under the Note or the Security Instrument, the promises and agreements in this Rider will no longer have any force or effect.
- 3 **Application of Borrower's Payments.** **BORROWER MAY PREPAY ANY AMOUNTS DUE UNDER THE NOTE OR THE SECURITY INSTRUMENT AT ANY TIME, WITHOUT PENALTY.**
- 4 **Lender's Security Interest.** The Collateral described in the Note also shall secure to Lender those items described in the Security Instrument.
- 5 **Flood Insurance.** Borrower will keep the Manufactured Home and any other buildings on the Property insured against loss by flood if the Property is located in a special flood hazard area.
- 6 **Insurance Premiums.** Borrower will reimburse the Lender for any premiums paid by the Lender for hazard insurance (including comprehensive policies) or flood insurance because Borrower has failed to do so. Borrower also agrees that the premiums paid by the Lender will accrue interest at the Contract Rate stated in the Note and will be secured by the Security Instrument.
- 7 **Lender's Option to Use Insurance Proceeds.** Borrower agrees that Lender will have the choice to either use any insurance proceeds to reduce the amount that Borrower owes to Lender under the Note and the Security Instrument or to replace and/or repair the Property.
- 8 **Hazard Insurance Co-Insurance.** The Hazard Insurance Borrower obtains will not contain a co-insurance clause, unless specifically authorized by Lender.
- 9 **Lender's Use of Condemnation Proceeds.** All proceeds of any condemnation of a part of the Property shall be used to reduce the amount Borrower owes to Lender.
- 10 **Additional Rights of Lender in Event of Foreclosure and Sale.** In addition to those rights granted in the Security Instrument, Lender shall have the following rights in the event Lender starts foreclosure proceedings for the foreclosure and sale of the Property.
  - a) All reasonable sums paid by Lender in starting and carrying on the foreclosure proceedings, including reasonable attorney's fees and all costs allowed by law, shall be paid by Borrower or added to the principal Borrower owes the Lender.
  - b) The Property may be sold in one parcel, except as permitted by applicable law.
- 11 **Additional Events of Default.** Borrower will be in default under the Note and the Security Instrument
  - a) if any structure on the Property shall be removed, demolished, or substantially altered;
  - b) if Borrower fails to comply with any requirement of federal, state or local government authorities (the Lender, however, may comply and add the expense to the principal balance Borrower owes to Lender); or
  - c) if the Property becomes vacant or not owner occupied.
- 12 **Prior Notice and Opportunity to Correct Broken Promise.** Lender will give Borrower any prior notice and an opportunity to make up a missed payment or correct a broken promise as required by applicable law.

*KW/m*  
*KMi*





My Commission expires: \_\_\_\_\_  
 Qualified in the County of POLK  
 State of IOWA

Notary Public: Carla F. Driskill

On this 5th day of October, 1998, before me personally came William H Mingles, Jr. and Kimberly K. Mingles, Husband and Wife to me personally known and known to me to be the individual(s) described in and who executed the foregoing instrument and duly acknowledged that the \_\_\_\_\_ executed the same.

Printed Name \_\_\_\_\_  
 STATE OF IOWA )  
 ) ss.:  
 COUNTY OF POLK )

Borrower \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 (SEAL)

Borrower \_\_\_\_\_  
 (SEAL)

Witness \_\_\_\_\_

Printed Name KIMBERLY K MINGLES  
 Borrower Kimberly K. Mingles

Printed Name William H. Mingles Jr.  
 Borrower William H. Mingles Jr.  
 (SEAL)

Witness \_\_\_\_\_

Borrower \_\_\_\_\_  
 (SEAL)

You acknowledge that on OCTOBER 5, 1998 you read, signed, and received a completely filled in copy of this RIDER. By signing below, Borrower agrees to the terms and covenants contained in this Rider. EXECUTED this 5th day of October, 1998.

Loan No. 15140001255