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Document Prepared by: MERCANTILE BANK - EUGENE TURNER, 431 East Locust, Des Moines, IA 50309, 515-248-7700 (Lender)

Mercantile Bank of Western Iowa
431 East Locust
Des Moines, IA 50309
515-248-7700 (Lender)

MODIFICATION AND EXTENSION OF MORTGAGE

BORROWER		MORTGAGOR	
GLENN H. IVERS NANCY L. IVERS		GLENN H. IVERS , HUSBAND AND NANCY L. IVERS , WIFE	
ADDRESS		ADDRESS	
4012 67TH STREET URBANDALE, IA 50322		4012 67TH STREET URBANDALE, IA 50322	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
515-253-0238		515-253-0238	
ADDRESS OF REAL PROPERTY: 1821 QUARRY TRAIL WINTERSSET, IA 50273			

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 6TH day of NOVEMBER, 1998, is executed by and between Lender and the parties identified above.

A. On NOVEMBER 26, 1997, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND AND NO/100 (\$ 176,000.00), which Note was secured by a mortgage ("Mortgage") dated NOVEMBER 26, 1997 executed by Grantor/Mortgagor ("Mortgagor") for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded on NOVEMBER 26, 1997 in Volume 194 at Page 344 of the records of the Recorder of MADISON County, Iowa. The Note and Mortgage and any other related documents are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

1. The maturity date of the Note is extended to MARCH 1, 1999, at which time all outstanding sums due to Lender under the Note shall be paid in full.
2. The parties acknowledge and agree that, as of NOVEMBER 6, 1998, the unpaid principal balance due under the Note was \$ 184,000.00, and the accrued and unpaid interest on that date was \$ 8,477.49.
3. The Mortgage is further modified as follows:

4. Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
5. Mortgagor agrees to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.

SCHEDULE A

SEE ATTACHED EXHIBIT "A"

LENDER: Mercantile Bank of Western Iowa

By: Eugene Turner
EUGENE TURNER
ASSISTANT VICE PRESIDENT

MORTGAGOR: NANCY L. IVERS

MORTGAGOR: GLENN H. IVERS

Glenn H. Ivers
GLENN H. IVERS

Nancy L. Ivers
NANCY L. IVERS

MORTGAGOR:

MORTGAGOR:

MORTGAGOR:

MORTGAGOR:

MORTGAGOR:

MORTGAGOR:

11-76-27
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691

In and for said County and State
_____, Notary Public

to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

STATE OF _____
COUNTY OF _____
On this _____ day of _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, In and for said County and State
_____, Notary Public

to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

STATE OF _____
COUNTY OF _____
On this _____ day of _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, In and for said County and State
_____, Notary Public

respectively, of said corporation executing the within and foregoing instrument, that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

STATE OF _____
COUNTY OF _____
On this _____ day of _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, In and for said County and State
_____, Notary Public

respectively, of said corporation executing the within and foregoing instrument, that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

STATE OF _____
COUNTY OF _____
On this _____ day of _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, In and for said County and State
_____, Notary Public

to me personally known to be the identical person(s) named in and who executed the within and foregoing instrument, and acknowledged that he/she executed the same as his/her voluntary act and deed.



STATE OF LOWA
COUNTY OF POIK
On this 6th day of November, 1998, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Glenn H. Ivers and Nancy L. Ivers, Husband and wife