

For use only in consumer loans.
NOT to be used for first mortgage
on land being acquired with proceeds.

Consumer Mortgage
IBA No. 57

CONSUMER MORTGAGE

THIS MORTGAGE, made this 8th day of June, 19 87
between James D. Ingram ("Mortgagor") and
Mary Ann Ingram, Husband and wife ("Mortgagor") of the County
of Madison and State of Iowa, and

UNION STATE BANK, 201 West Court, Box 110, Winterset, Iowa 50273-0110

Mortgagee, of the County of Madison and State of Iowa.

WITNESSETH: That Mortgagors, in consideration of Eight Thousand Two Hundred Ninety Four 70/100-----
----- DOLLARS (\$ 8,294.70)

loaned by Mortgagee to one Mortgagor or both Mortgagors and evidenced by a promissory note in such amount (hereinafter together with all renewals
and substitutions thereof and additions thereto, called the "mortgage note") do hereby SELL, CONVEY and MORTGAGE unto Mortgagee the following
described real estate situated in the County of Madison State of Iowa, to-wit:

Lot Two (2) in Block Fifteen (15) of Laughridge & Cassidy's Addition to the Town
of Winterset, In Madison County, Iowa.

FOR RELEASE OF ANNEXED MORTGAGE SEE
MORTGAGE RECORD 157 PAGE 345

FILED NO. 2530
BOOK 148 PAGE 318
1987 JUN 12 PM 2:45

IND ✓
REC ✓
PAGE ✓

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00

together with all buildings and improvements thereon and all personal property which may integrally belong to, or be or hereafter become an integral
part of said real estate, and whether attached or detached (including but not limited to light fixtures, shades, rods, blinds, venetian blinds, awnings, storm
windows, storm doors, screens, linoleum, attached carpet, water heater, water softener, automatic heating equipment, air conditioning and other attached
fixtures), and together with all easements and servient estates appurtenant thereto, rents, issues, uses, profits and right to possession of said real estate
(all of the foregoing real estate, personal property and property interests hereinafter called the "mortgaged property"). As to such of the mortgaged
property which may be personal property, Mortgagors grant Mortgagee a security interest pursuant to the Uniform Commercial Code of Iowa.

Mortgagors hereby covenant with Mortgagee that Mortgagors hold clear title to said personal property and title in fee simple to said real estate; that
Mortgagors have good and lawful authority to sell, convey and mortgage the mortgaged property; that the mortgaged property is free and clear of
all liens and encumbrances whatsoever except a first mortgage held by Farmers Home Administration

dated November 15, 1973

in the original principal amount of \$ 17,070.00; and said Mortgagors covenant to warrant and defend the mortgaged property
against the lawful claims of all persons whomsoever.

CONDITIONED, HOWEVER, that if Mortgagors shall pay or cause to be paid to Mortgagee when due the mortgage note and all other obligations
secured as set forth in paragraph 1 below, then this Mortgage will be void, otherwise to remain in full force and effect.

1. OBLIGATION SECURED. This Mortgage shall secure the payment and performance of the mortgage note, and other amounts which may
become due under this Mortgage by reason of sums advanced by Mortgagee or otherwise, and all obligations of Mortgagors under this Mortgage. This
Mortgage shall also secure the performance of the covenants and agreements and indebtedness of Mortgagors or either of them to Mortgagee, whether
now existing or hereafter incurred, of every kind and character, direct or indirect, and whether such indebtedness is from time to time reduced and
thereafter increased or entirely extinguished and thereafter incurred; provided, however, that indebtedness (other than indebtedness arising under the
mortgage note of this Mortgage) incurred in a "consumer credit transaction" as defined in the Iowa Consumer Credit Code shall not be secured by this
Mortgage.

NOTICE: This mortgage secures credit in the amount of \$ 8,000.00. Loans and advances up to this amount, together with
interest, are senior to indebtedness to other creditors under subsequently recorded or filed mortgages and liens.

2. TAXES. Mortgagors shall pay each installment of all taxes and special assessments of every kind which now or hereafter may become a lien
against the mortgaged property or any part thereof before same becomes delinquent, without notice or demand; and shall procure and deliver to
Mortgagee promptly after the due date of each such installment duplicate receipts of the proper officers for the payment of all such taxes and assessments
then due.

3. INSURANCE. Mortgagors shall keep in force insurance, premiums therefor to be prepaid without notice or demand, against loss by fire, tornado
and other hazards, casualties and contingencies as Mortgagee may require on the mortgaged property in companies to be approved by Mortgagee in
an amount not less than the full insurable value of the mortgaged property with such insurance payable to Mortgagors and Mortgagee as their interests
may appear. Mortgagors shall provide Mortgagee with evidence of such insurance as Mortgagee may request.

4. REPAIRS TO PROPERTY. Mortgagors shall keep the mortgaged property in as good repair and condition as same may now be or as hereafter
improved, ordinary wear and tear only excepted, and shall not suffer or commit waste on or to the mortgaged property.

5. CONTINUATION OF ABSTRACT. In event of any default by Mortgagors, Mortgagee may, at the expense of Mortgagors, procure an abstract of
title or continuation thereof for the mortgaged property and charge and add to the mortgage note the cost of such abstract or continuation with interest
upon such expense at the rate specified in the mortgage note.

6. ADVANCES OPTIONAL WITH MORTGAGEE. If the insurance above provided for is not properly effected, or if taxes or special assessments
against the mortgaged property shall become delinquent, or if Mortgagors fail to make timely payments on any first mortgage referred to above, Mortgagee
(whether electing to declare the entire unpaid balance of the mortgage note due and collectible or not), may (but need not) effect the insurance above
provided for, may (but need not) pay said taxes and special assessments (irregularities in the levy or assessment of said taxes being expressly waived
by Mortgagors), and may (but need not) pay amounts due on any such first mortgage, and all such payments with interest thereon at the rate specified
in the mortgage note shall be paid by Mortgagors to Mortgagee upon demand and may at any time at Mortgagee's option be added to the mortgage note.

7.1 ACCELERATION OF MATURITY AND RECEIVERSHIP. If default shall be made in the payment of the mortgage note or any part of the
interest thereon, or in the payment or performance of any other obligation secured by this Mortgage, or if there shall be a failure to comply with any
condition of this Mortgage, then at the option of Mortgagee, after any notice required by law, said mortgage note and the whole of the obligations secured
by this Mortgage shall become due and shall become collectible at once by foreclosure or otherwise after such default of failure, and at any time after
the commencement of an action in foreclosure or during the period of redemption, the court having jurisdiction of the case may, at the request of the
Mortgagee, appoint a receiver to take possession of said property and of the rents and profits accruing therefrom and to rent the same as he may deem
best for the interest of all parties concerned and shall be liable to account to Mortgagors only for the net profits after application of rents, issues and
profits upon the costs and expenses of the receivership and foreclosure and the mortgage note and other obligations secured by this Mortgage.

7.2 PERIOD FOR REDEMPTION. It is further agreed that in the event of foreclosure of this mortgage and Sheriff's sale of the property involved,
the Mortgagee may at its option elect to reduce the redemption period to six (6) months pursuant to Section 628.26 of the Code of Iowa or to such other
period as may be permitted at the time of foreclosure by the Code of Iowa.

8. TRANSFER OF MORTGAGED PROPERTY. If all or any part of the mortgaged property or any interest therein is sold or transferred without
Mortgagee's prior written consent, Mortgagee may, at Mortgagee's sole option, declare the mortgage note and any other obligation secured by this
Mortgage immediately due and payable.

9. DEFINITION OF TERMS. Unless otherwise expressly stated, the word "Mortgagors" as used herein includes successors and assigns of such
"Mortgagors"; the "Mortgagee" as used herein unless otherwise expressly stated includes the successors and assigns of such "Mortgagee." All words
referring to "Mortgagor" or "Mortgagee" shall be construed to be of the appropriate gender and number according to the context. This construction shall
include the acknowledgment hereof. All obligations of Mortgagors under this Mortgage shall be joint and several.

10. FINAL PAYMENT OF PROMISSORY NOTE. The date of the final payment of the mortgage note is 6/23/92

11. ESCROWS. If requested at any time by Mortgagee and as long as requested by Mortgagee, Mortgagors shall pay and continue to pay to Mortgagee additional monthly amounts as Mortgagee shall estimate to be required for the purpose of accumulating a fund from which to pay taxes when due taxes, assessments and insurance premiums with respect to the mortgaged property, but no such escrow shall be required as to amounts which are then being escrowed by Mortgagors with the holder of the first mortgage referred to above.

12. BANKRUPTCY. If this mortgage is released of record, the release thereof shall be filed and recorded at the expense of the mortgagor.

13. HOMESTEAD. Each Mortgagor hereby relinquishes all rights of dower, homestead and distributive share in and to the mortgaged property and waives all rights exemption as to any of the mortgaged property.

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 contract, I voluntarily give up my right to the protection for this property with respect to claims based upon this contract.

James D. Ingram
James D. Ingram

June 8, 1987

Date

Mary Ann Ingram
Mary Ann Ingram

June 8, 1987

Date

14. ADDITIONAL PROVISIONS.

IN WITNESS WHEREOF, said Mortgagors have executed this Mortgage the day and year first above written. MORTGAGOR(S) ACKNOWLEDGE(S) RECEIPT OF A COPY OF THIS MORTGAGE.

NOTICE TO CONSUMER — Do not sign this paper before you read it. You are entitled to a copy of this paper. You may prepay the unpaid balance at any time without penalty and may be entitled to receive a refund of unearned charges in accordance with law.

James D. Ingram

James D. Ingram Mortgagor

Mary Ann Ingram

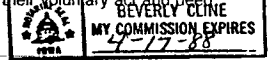
Mary Ann Ingram Mortgagor

STATE OF IOWA)
COUNTY OF Madison) SS:

On this 8th day of June, 19 87, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James D. and Mary Ann Ingram

to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Beverly Cline
Notary Public in and for said County and State



WHEN RECORDED, RETURN TO:

Union State Bank

201 W. Court

Winterset, Iowa 50233

IOWA MORTGAGE REAL ESTATE MORTGAGE From To Filed for record the 12 day of June A.D. 19 87 at 2:45 o'clock P.M., and recorded in Book 148 of Mortgages on page 318 of Madison County Records By Mary E. Welby Recorder Deputy WHEN RECORDED RETURN TO