

KNOW ALL MEN BY THESE PRESENTS:

THAT Linda L. Beaman

of Winterset, Iowa

Mortgagors herein, do mortgage and convey

to Farm & Home Builders, Inc. 1954 Hubbell Ave. Des Moines, Iowa

Mortgagee, to secure payment of a certain Home Improvement Consumer Credit Sales Agreement executed by the Mortgagors bearing even date herewith and payable

to the Mortgagee in the amount of Ten thousand three hundred eighty nine & 00/100

Dollars (\$ 10,389.00)

as evidenced by and payable under the terms of the said Home Improvement Consumer Credit Sales Agreement, the

following described premises situated in Madison

County, Iowa, to-wit:

Lot 1 Block 8 West Addition to the town of Winterset, Iowa

on assignment of 11/27/88
1st Federal Savings Bank
see Mtg Rec 150-135

FOR RELEASE OF ANNEXED MORTGAGES SEE

MORTGAGE RECORD 162 PAGE 1231

6-18-92

Compared

FILED NO. 186
BOOK 150 PAGE 734

1988 JUL 21 AM 10:09

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00

That the intention herein is to convey hereby an absolute title in fee simple, including all the rights of homestead and dower, to the said Mortgagee, its successors and assigns. That the said Mortgagors represent to and covenant with the Mortgagee, that they have the right to sell and convey the said premises and that they will warrant and defend the said premises against the lawful claims of all persons.

That the Mortgagors do hereby release all rights of homestead and dower and all rights of distributive share and other rights in and to said premises. That these presents are upon the expressed condition that if the said Mortgagors, their heirs, successors or assigns shall pay or cause to be paid to the Mortgagee, its heirs, successors or assigns the amount specified above according to the tenor and effect of the Home Improvement Consumer Credit Sales Agreement of the said Mortgagors, then these presents would be void, otherwise to be and remain in full force and effect. This mortgage shall stand as security for said Home Improvement Consumer Credit Sales Agreement and for any and all future advances made by the Mortgagee to the Mortgagors.

That the Mortgagors further agree that they will pay all taxes and assessments levied against said real estate before the same become delinquent and will keep the buildings on said premises in a good state of repair and fully covered with an insurance policy showing any loss payable to the parties as interests may appear, and will make the payments promptly as herein agreed as the same become due and that failure to do so shall give the Mortgagee the right to declare the whole sum, less unearned charges, due and payable, subject to Mortgagors' right to cure, at once and foreclose upon the property.

In the event of foreclosure of this mortgage and the sale of the property, the time of one year for redemption as provided by law will be reduced to six months in the event the Mortgagee waives its right to a deficiency judgment. The period of redemption as provided by law will be reduced to sixty days in the event the real estate covered by this mortgage is abandoned by the Mortgagors and/or the persons or person performing under this mortgage at the time of foreclosure in the event the Mortgagee waives its right to a deficiency judgment.

IN WITNESS WHEREOF, the Mortgagors hereunto set their hands this 21st day of June, 1988

Linda L. Beaman
Mortgagor
Linda L. Beaman

Mortgagor

STATE OF IOWA
COUNTY OF _____

ss.

On this 21st day of June, 1988

before me, a Notary Public in and for

County, Iowa, appeared Linda L. Beaman

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

IN WITNESS WHEREOF, I hereunto set my hand this 21st day of June, 1988

Becky J. Oppenheim
Becky J. Oppenheim
Notary Public in and for the
State of Iowa

