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GENERAL ASSIGNMENT OF MORTGAGES

MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

THIS GENERAL ASSIGNMENT OF MORTGAGES is made as of the close of its business this 19<sup>th</sup> day of July, 1996, by Boatmen's Bank Iowa, N.A. ("Seller").

WHEREAS, Seller and the First National Bank, Fontanelle, Iowa, a banking association organized under the laws of the United States ("Buyer"), have entered into a Purchase and Assumption Agreement dated January 26, 1996, providing for the acquisition of certain assets and assumption of certain liabilities of Seller's Greenfield, Iowa, office by Buyer (the "Agreement"); and

WHEREAS, in connection with the closing of the transaction contemplated by the Agreement, Seller agreed to execute, acknowledge and deliver to Buyer all such endorsements, assignments, bills of sale, deeds and other instruments of conveyance, assignment and transfer as shall be reasonably necessary or advisable to consummate the sale and transfer of Seller's assets to Buyer.

NOW, THEREFORE, pursuant to the terms and conditions of the Agreement and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller does hereby sell, assign, set over, transfer, convey and deliver to Buyer, all right, title, and interest of Seller in and to each and every real estate mortgage, deed of trust, or other instrument granting, creating or conveying any mortgage, collateral or security interest in real estate in favor of or to Seller, together with the note, bond or debt, secured or collateralized thereby or described therein and the money due, with interest, on said note, bond, or debt, wherever said real estate be situated or located, all of which real estate mortgages, deeds of trust and other such instruments are described in Exhibit A attached hereto.

FURTHER, Seller hereby makes, constitutes and appoints Buyer its attorney-in-fact, irrevocably, in its name or otherwise, but at the expense of Buyer, to have, use, and take all lawful means for the recovery of principal and interest secured or collateralized by each said real estate mortgage, deed of trust or other instrument, and to release and discharge any and all of said real estate mortgages, deeds of trust or other instruments as fully as Seller might, or could, do if this General Assignment of Mortgages were not made.

FURTHER, Seller does hereby make, constitute and appoint Buyer as its attorney-in-fact, to file and record this General Assignment of Mortgages in the appropriate office or offices of any municipality, county, or state in which any real estate affected by this General Assignment of Mortgages may be situated or in any other office or offices where said filing or recording may be appropriate.

FURTHER, this General Assignment of Mortgages shall be binding upon and shall inure to the benefit of Seller, Buyer, and each of their successors and assigns, and shall be subject to the terms and conditions of the Agreement. In the event of a conflict between any of the terms and provisions hereof and the Agreement, the Agreement shall be deemed to control.



EXHIBIT A

Real Estate Mortgages  
Held by Boatmen's Bank Iowa, N.A.  
Greenfield Office, Greenfield, Iowa  
As of July 19, 1996  
Madison County

Borrower Name	Bank Name	REM Date	Date Filed	Book	Page
Blessum, A Zane & Janet	Boatmen's Bank Iowa, N.A.	06/16/95	06/21/95	177	142
Corkrean, Carolyn Sue	Boatmen's Bank Iowa, N.A.	07/17/95	07/21/95	177	448
Gross, Dennis & Nancy & Conard, Larry E. & Helen G.	Adair County State Bank	04/18/80	04/22/80	133	73
Hochstetler, Dennis B. & Paulette L.	Boatmen's Bank Iowa, N.A.	06/09/94	06/14/94	172	697
Loren & Genevieve Gunderman Revocable Trust, Loren T. Gunderman & Genevieve E. Gunderman, Trustees	Boatmen's Bank Iowa, N.A.	04/23/94	04/28/94	172	155
Madison, Daniel K & M Christine	Boatmen's Bank Iowa, N.A.	06/02/95	06/07/95	176	769
McKinney, Robert John	Boatmen's Bank Iowa, N.A.	09/22/95	09/27/95	178	461
Peckham, John & Delores M. a/k/a John W. Peckham & Delores M. Peckham	Boatmen's Bank Iowa, N.A.	07/20/95	08/04/95	177	629
Walker, Thomas P.	Boatmen's Bank of Greenfield	06/28/93	07/16/93	168	101