

NOTE: Use this form only when a 12-month period of redemption is desired. Use Form 13.1 for the six-month period and 60-day



## REAL ESTATE MORTGAGE-IOWA

This Indenture made this 29th day of JULY MUNDY JR ANDLORNA GAY MUNDY HUSBAND AND DETWEEN THE PROPERTY OF THE	D WIFE , A. D. 19_92
	Mortgagors
of the County of CLARKE and State of Iowa, and EARLHAM SAVINGS BANK EARLHAM IA 50072	
	Mortagee,
of the County of MADISON and State of IOWA	
WITNESSETH: That the said Mortgagors in consideration of	
(\$ 13,500.00 ) loaned by Mortgagee, received by Mortgagors and evidence	
inafter referred to, do, by these presents SELL, CONVEY AND MORTGAGE, until the second	to the said Mortgagee
WAL July	
the following decreed Real Estate situated in the County of MADISON	State of lowa,
to-wit:	•
to-wit:  10 20 20 and the North 1/2 Lot 19 in Block 3 JOHNSON'S AI  TOWN OF EARLHAM, MADISON COUNTY, IOWA	DDITION TO THE ORIGINAL
COMPUT	LEB.
The state of the s	FILED NO. 289
Constitution of the Consti	BOOK 163 PAGE 226
· •	92 JUL 30 PH 2: 04
RELEASED 2-22: 95 SEE	MICHELLE UTSLER
MICHIGAGE RECORD 180 PAGE 636	RECORDER MADISON COUNTY. IOWA
	Fee \$10.00

together with all personal property that may integrally belong to, or be or hereafter become an integral part of said real estate, and whether tached or detached (that is, light fixtures, shades, rods, blinds, venetian blinds, awnings, storm windows, storm doors, screens, linoleum, water heater, water softener, automatic heating equipment and other attached fixtures), and hereby granting, conveying and mortgaging also all of the easements, servient estates appurtenant thereto, rents, issues, uses, profits and right to possession of said real estate, and all crops raised thereon from now until the debt secured thereby shall be paid in full. As to any such personal property, or fixtures, or both, a Security interest hereby attaches thereto, as provided by the Uniform Commercial Code.

Said Mortgagors hereby covenant with Mortgagee, or successor in interest, that said Mortgagors hold said real estate by title in fee simple; that they have good and lawful authority to sell, convey and mortgage the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said Mortgagors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises, and waives any rights of exemption, as to any of said property.

CONDITIONED HOWEVER. That if said Mortgagors shall pay or cause to be paid to said Mortgagee, or his successor in interest, said sum of money which shall be legal tender in payment of all debts and dues, public and private, at time of payment, all at the time, place, and upon the terms provided by one<sup>1</sup> promissory note of Mortgagors to Mortgagee, of even date herewith, and shall perform the other provisions hereof, then these presents will be void, otherwise to remain in full force and effect.

- I. TAXES. Mortgagors shall pay each installment of all taxes and special assessments of every kind, now or hereafter levied against said property, or any part thereof, before same became delinquent, without notice or demand; and shall procure and deliver to said Mortgagee, on or before the fifteenth day of April of each year, duplicate receipts of the proper officers for the payment of all such taxes and assessments then due.
- 2. 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 personal property, as herein referred to, and on all buildings and improvements on said premises, in companies to be approved by Mortgagee in an amount not less than the full insurable value of such personal property and improvements, or not less than the unpaid balance herein, whichever amount is smaller, with such insurance payable to Mortgagors and Mortgagee, as their interests may appear. Mortgagors shall promptly deposit such policies with proper riders with the Mortgagee.
  - 3. REPAIRS TO PROPERTY. Mortgagors shall keep the buildings and other improvements on said premises in as good repair and condition, as same may now be, or are hereafter placed, ordinary wear and tear only excepted; and shall not suffer or commit waste on or to said security.
  - 4. ATTORNEY'S FEES. In case of any action, or in any proceedings in any court, to collect any sums payable or secured by this mortgage, to protect the lien of title herein of the Mortgagee, or in any other case permitted by law in which attorney fees may be collected from the Mortgagors, or charged upon the above described property, they agree to pay reasonable attorney fees.

Copyright 1961 by The Iowa State Bar Association

- 5. CONTINUATION OF ABSTRACT. In event of any default herein by Mortgagors, Mortgagee may, at the expense of Mortgagors, procure an abstract of title, or continuation thereof, for said premises, and charge and add to the mortgage debt the cost of such abstract or continuation with interest upon such expense at the highest legal rate applicable to a natural person; or if the Mortgagor is a corporation, then at the default rate provided in the note secured hereby.
- 6. ADVANCES OPTIONAL WITH MORTGAGEE. It is expressly understood and agreed that if the insurance above provided for is not promptly effected, or if the taxes or special assessments assessed against said property shall become delinquent, Mortgagee (whether electing to declare the whole mortgage due and collectible or not), may (but need not) effect the insurance above provided for, and need not, but may and is hereby authorized to pay said taxes and special assessments (irregularities in the levy or assessment of said taxes being expressly waived), and all such payments with interest thereon at the highest legal rate applicable to a natural person (or, if the Mortgagor is a corporation, then at the default rate provided in the note secured hereby) from time of payment shall be a lien against said premises.
- 7. ACCELERATION OF MATURITY AND RECEIVERSHIP. And it is agreed that if default shall be made in the payment of said note, or any part of the interest thereon, or any other advance or obligation which may be secured hereby or any agreed protective disbursement, such as taxes, special assessments, insurance and repairs, or if Mortgagors shall suffer or commit waste on or to said security, or if there shall be a failure to comply with any and every condition of this mortgage, then, at the option of the Mortgagee, said note and the whole of the indebtedness secured by this mortgage, including all payments for taxes, assessments or insurance premiums, shall become due and shall become collectible at once by foreclosure or otherwise after such default or failure, and without notice of broken conditions; 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 shall, at the request of the Mortgagee appoint a receiver to take immediate possession of said property, and of the rents and profits accruing therefrom, and to rent or cultivate the same as he may deem best for the interest of all parties concerned, and shall be liable to account to said 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 indebtedness, charges and expenses hereby secured and herein mentioned. And it is hereby agreed, that after any default in the payment of either principal or interest such sums in default secured by this mortgage shall draw interest at the highest legal rete applicable to a natural person; or if the Mortgagor is a corporation then at the default rate provided in the note secured hereby.
- 8. **DEFINITION OF TERMS.** Unless otherwise expressly stated, the word "Mortgagors", as used herein includes successors in interest of such "Mortgagors"; the word Mortgagee", as used herein, unless otherwise expressly stated includes the successors in interest of such "Mortgagee". All words referring to "Mortgagors" or "Mortgagee" shall be construed to be of the appropriate gender and number, according to the context. This construction shall include the acknowledgment hereof.

9. The address of the Mortgagee is		(Street and Number)		
(City)	(State)	(Zip Code)	(See last sentence of Section 447.	9 Code of Iowa.)
	PROVISIONS. The following addition of principal obligation herein, the one	promissory note above	referred to is payable \$	

IN WITNESS WHEREOF, said Mortgagors have hereunto set their hands the day and year first above written.

ERNEST RAY MUNDY JR

LORNA GAY MUNDY Wortgagors

STATE OF IOWA, MADISON COUNTY, ss:

On this 2.9 day of JULY A. D. 1992, before me, the undersigned, a Notary Mundy JR AND LORNA GAY MUNDY HUSBAND AND WIFE

The identical persons named in and who executed the foregoing instrument, and acknowledged as same as their voluntary act and deed.

ROBERT J. KRESS Notary Public in and for said County and State oremissory note is contemplated with the use of this mortgage form.

\*\*CONSIDER\*\*HE STATUTE OF LIMITATIONS. If this loan constitutes a long term transaction (over ten years), consider the advisability of making the maturity date or dates in the original note a matter of public record by insertion in this mortgage. See lowe Land Title Examination Standards. Problems 10.4 and 10.5.

IOWA MORTGAGE No. 389 MORTGAGE	From To	Filed for record the 30 day  Size 4 o'clock A., and recorded in  Book 6 of Mortgages on page 32  Miller M. A. D. 19 22.  Book 6 day  Shock 6 day  WHEN RECORDED RETURN TO  Statement of Marchael  Show Miller Marchael  WHEN RECORDED RETURN TO
--------------------------------	---------	---