

Peoples TRUST & SAVINGS Bank

MODIFICATION OF NOTE AND MORTGAGE

MORTGAGE Modification Agreement made August 1 19 92 by and between Richard M. Martin and Karen K. Martin (herein "Borrower") and Peoples Trust and Savings Bank, Indianola, Iowa (herein "Lender").

RECITALS:

A. Borrower is the mortgagor or an Obligor and Lender is the Mortgagee of a mortgage dated November 26 19 90 which mortgage originally secured payment of a loan in the amount of \$ 39,000.00 plus interest at the rate of 11.00 % per annum as evidenced by a Note dated November 26 19 90 executed by Borrower.

B. The mortgage is recorded in the office of the Recorder of Madison County, Iowa in Book 157 of Mortgages at Page 716 and is on real estate situated in Madison County, described as follows:

The Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Four (4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section Five (5), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

C. Borrower and Lender desire that the Mortgage and Note be modified as herein provided but that all terms not so modified remain unchanged and in full force and effect.

NOTWITHSTANDING the consideration of the mutual covenants herein contained, it is agreed:

1. PRINCIPAL DUE: Borrower acknowledges there is as of this date due and owing on the aforesaid Mortgage and Note the principal of \$ 47,866.00 plus accrued interest.

2. PAYMENT SCHEDULE: The payment schedule provided in said Note is hereby modified so that payments of principal and interest shall be as follows:

100 monthly payments of \$ 482.76 beginning September 1 19 92 and a like amount on the 1st day of each month thereafter until this note is paid in full. Any amount which remains unpaid on December 1 192000 shall become due and payable. An unpaid balance of approximately \$ will be due at that time. Option to pay additional amount at any time without penalty.

3. RATE: The interest rate provided in the Note is hereby modified to be 8.0 variable rate % per annum. Interest is paid to August 1 1992.

Table with 2 columns: Item, Amount. Includes DISCLOSURE STATEMENT, Amount Extended, FINANCE CHARGE, Total of Payments, ANNUAL PERCENTAGE RATE.

This shall now be a variable rate loan. See disclosure for variable rate provisions.

4. OTHER MODIFICATIONS: The final maturity date of said mortgage shall now be 12-1-2000.

5. WARRANTY: Borrower covenants and warrants that the said mortgage is a first lien upon the real estate described above.

6. NO OTHER MODIFICATION: Except as provided above, the said Mortgage and note and all provisions thereof shall remain unaffected and unchanged by this Agreement and all terms, conditions, and provisions of said Note and mortgage not modified are hereby satisfied and confirmed in all respects, and Borrower promises to pay the aforesaid sum with interest and in the manner stated above.

IN WITNESS WHEREOF, the parties have executed this instrument, and acknowledge receipt of the Disclosure Statement.

Date August 1, 1992. Signatures of Richard M. Martin and Karen K. Martin.

PEOPLES TRUST & SAVINGS BANK. Signatures of Nancy K. Onstot and John T. Russell.

STATE OF IOWA: COUNTY OF WARREN: SS:

On this 1st day of August 1992, before me, a Notary Public in and for the State of Iowa, Richard M. Martin and Karen K. Martin known to be the identical person(s) name...

Nancy K. Onstot, Notary Public in and for said County & State

ACKNOWLEDGEMENT

On this 1st day of August 19 92, before me, a Notary Public, personally appeared Nancy K Onstot and John T. Russell to me personally known, who being duly sworn did say that they are Vice President and Vice President respectively of Peoples Trust and Savings Bank, a corporation, that the seal affixed to said instrument is the seal of said corporation and they signed and acknowledged on behalf of said corporation by authority of its board of directors and the said Nancy K Onstot and John T. Russell acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily.

Becky Young, Notary Public in the State of Iowa

STATE OF IOWA, MADISON COUNTY, SS.

Inst. No. 365, Book 163, Page 307. Recording Fee 20.00. Filed for Record this 5th day of August 19 92 at 4:24 PM. Michelle Ustler, Recorder, By [Signature]

UNRECORDED

### ADJUSTABLE RATE RIDER

THIS ADJUSTABLE RATE RIDER is made this 1ST..... day of AUGUST, 1992..... and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to PEOPLES TRUST & SAVINGS BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA..... (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

80 A AT RR #1, BOX 143, ST CHARLES, IA 50240.....  
[Property Address]

**NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE WHICH CONTAINS A PROVISION ALLOWING FOR CHANGES IN THE INTEREST RATE. INCREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.**

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. INTEREST RATE AND SCHEDULED PAYMENT CHANGES**

The Note provides for an initial interest rate of 8.000..... %. The Note provides for changes in the interest rate and the payments, as follows:

**3. PAYMENTS**

**(A) Scheduled Payments**

All references in the Security Instrument to "monthly payments" are changed to "scheduled payments."

I will pay principal and interest by making payments when scheduled: (mark one):

I will make my scheduled payments on the first day of each month beginning on .....

SEPTEMBER 1, 1992.....

I will make my scheduled payments as follows:

In addition to the payments described above, I will pay a "balloon payment" of \$ ..... on ..... The Note Holder will deliver or mail to me notice prior to maturity that the balloon payment is due. This notice will state the balloon payment amount and the date that it is due.

**(B) Maturity Date and Place of Payments**

I will make these payments as scheduled until I have paid all of the principal and interest and any other charges described in the Note.

My scheduled payments will be applied to interest before principal. If, on DECEMBER 1, 2000....., I still owe amounts under the Note, I will pay those amounts in full on that date, which is called the "maturity date."

I will make my scheduled payments at 114 N. HOWARD, P.O. BOX 279, INDIANOLA, IA 50125..... or at a different place if required by the Note Holder.

**(C) Amount of My Initial Scheduled Payments**

Each of my initial scheduled payments will be in the amount of U.S. \$ .482.76..... This amount may change.

**(D) Scheduled Payment Changes**

Changes in my scheduled payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my scheduled payment in accordance with Section 4 of the Note.

**4. INTEREST RATE AND SCHEDULED PAYMENT CHANGES**

**(A) Change Dates**

Each date on which my interest rate could change is called a "Change Date." (Mark one)

The interest rate I will pay may change on the first day of AUGUST, 1997 and on that day every 60TH month thereafter.

The interest rate I will pay may change and on every thereafter.

**(B) The Index**

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is: NAT'L AVG. CONTRACT INTEREST RATE, FOR PURCHASE OF PREVIOUSLY OCCUPIED HOMES, FOR ALL MAJOR TYPES OF LENDERS PUBLISHED BY THE FHLBB. ROUNDED TO THE NEAREST 1/4%.

The most recent Index figure available as of the date  45 days  30 DAYS before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

**(C) Calculation of Changes**

Before each Change Date, the Note Holder will calculate my new interest rate by ADDING ZERO percentage points (0.000%) to the Current Index. The result of this calculation:

will not be rounded off.

will be rounded off by the Note Holder to the nearest %.

will be rounded off by the Note Holder up to the nearest %.

will be rounded off by the Note Holder down to the nearest %.

Subject to the limitations stated in Section 4(D) below, this amount will be my new interest rate until the next change date.

The Note Holder will then determine the amount of the scheduled payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my scheduled payment.

**(D) Limits on Interest Rate Changes**

\* FOUR AND NO/1000

My interest rate will never be increased or decreased on any single change date by more than \* percentage points from the rate of interest I have been paying for the preceding period.

My interest rate will never be greater than .12.000% or less than .6.000%.

**(E) Effective Date of Changes**

My new interest rate will become effective on each Change Date. I will pay the amount of my new scheduled payment beginning on the first scheduled payment date after the Change Date until the amount of my scheduled payment changes again.

**(F) Notice of Changes**

At least 25 days, but no more than 120 days, before the effective date of any payment change, the Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my scheduled payment. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

**B. FUNDS FOR TAXES AND INSURANCE**

[Mark one]

Uniform Covenant 2 of the Security Instrument is waived by the Lender.

Uniform Covenant 2 of the Security Instrument is amended to read as follows:

**2. SCHEDULED PAYMENTS FOR TAXES AND INSURANCE**

**(A) Borrower's Obligations**

I will pay to Lender all amounts necessary to pay for taxes, assessments, leasehold payments or ground rents (if any), and hazard insurance on the Property and mortgage insurance (if any). I will pay those amounts to Lender unless Lender tells me, in writing, that I do not have to do so, or unless the law requires otherwise. I will make those payments on the same day that my scheduled payments of principal and interest are due under the Note.

Each of my payments under this Paragraph 2 will be the sum of the following:

- (i) The estimated yearly taxes and assessments on the Property which under the law may be superior to this Security Instrument, divided by the number of scheduled payments in a year; plus,
- (ii) The estimated yearly leasehold payments or ground rents on the Property, if any, divided by the number of scheduled payments in a year; plus

- (iii) The estimated yearly premium for hazard insurance covering the Property, divided by the number of scheduled payments in a year; plus
- (iv) The estimated yearly premium for mortgage insurance (if any), divided by the number of scheduled payments in a year.

Lender will estimate from time to time my yearly taxes, assessments, leasehold payments or ground rents and insurance premiums, which will be called the "escrow items." Lender will use existing assessments and bills and reasonable estimates of future assessments and bills. The amounts that I pay to Lender for escrow items under this Paragraph 2 will be called the "Funds".

**(B) Lender's Obligations**

Lender will keep the Funds in a savings or banking institution which has its deposits or accounts insured or guaranteed by a federal or state agency. If Lender is such an institution, Lender may hold the Funds. Except as described in this Paragraph 2, Lender will use the Funds to pay the escrow items. Lender will give to me, without charge, an annual accounting of the Funds. That accounting must show all additions to and deductions from the Funds and the reason for each deduction.

Lender may not charge me for holding or keeping the Funds, for using the Funds to pay escrow items, for analyzing my payments of Funds, or for receiving, verifying and totaling assessments and bills. However, Lender may charge me for these services if Lender pays me interest on the Funds and if the law permits Lender to make such a charge. Lender will not be required to pay me any interest or earnings on the Funds unless either (i) Lender and I agree in writing, at the time I sign this Security Instrument, that Lender will pay interest on the Funds; or (ii) the law requires Lender to pay interest on the Funds.

**(C) Adjustments to the Funds**

If Lender's estimates are too high or if taxes and insurance rates go down, the amounts that I pay under this Paragraph 2 will be too large. If this happens at a time when I am keeping all of my promises and agreements made in this Security Instrument, I will have the right to have the excess amount either promptly repaid to me as a direct refund or credited to my future scheduled payments of Funds. There will be excess amounts if, at any time, the sum of (i) the amount of Funds which Lender is holding or keeping, plus (ii) the amount of the scheduled payments of Funds which I still must pay between that time and the due dates of escrow items is greater than the amount necessary to pay the escrow items when they are due.

If, when payments of escrow items are due, Lender has not received enough Funds to make those payments, I will pay to Lender whatever additional amount is necessary to pay the escrow items in full. I must pay that additional amount in one or more payments as Lender may require.

When I have paid all of the sums secured, Lender will promptly refund to me any Funds that are then being held by Lender. If, as a result of the exercise by Lender of any of its rights under this Security Instrument, either Lender acquires the Property or the Property is sold, then immediately before the acquisition or sale, Lender will use any Funds which Lender is holding at the time to reduce the sums secured.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

X. *Richard M. Martin* (Seal)  
 RICHARD M. MARTIN -Borrower  
 \* *Karen K. Martin* (Seal)  
 KAREN K. MARTIN -Borrower