MODIFICATION AGREEMENT

This agreement made and entered into by and between James D. McDonald and Beverly J. McDonald of the County of Madison and State of Iowa, present owner of the premises described in the mortgage hereinafter mentioned, party of the first part, and the Union State Bank, Winterset, Madison County, Iowa, party of the second part;

WHEREAS, James D. McDonald and Beverly J. McDonald, did execute and deliver unto Union State Bank, Winterset, Iowa, a certain mortgage and note therein set forth, said note and mortgage bearing date the 27th day of April, 1983, which mortgage was recorded in Mortgage Record Book 137, on Page 473, of the records of the County Recorder of Madison County, Iowa, to secure the payment of said note of the full amount of One Hundred Fifty Thousand and 00/100--($150,000.00)---------- Dollars and Interest; and

WHEREAS, James D. McDonald and Beverly J. McDonald is the present owner of the property described in said mortgage, and the Union State Bank, Winterset, Iowa, the present holder and owner of said note and mortgage, have this day agreed to modify the time of payment of the balance due of the principal sum of said note secured by said mortgage:

NOW, THEREFORE, by mutual agreement, it is hereby agreed that the principal sum now fully and justly unpaid on the note being secured by said mortgage is One Hundred Fifty Thousand and 00/100-------($150,000.00)----------Dollars and that as a term and condition of this modifications said note is to continue to draw interest at the rate of 14½% percent per annum from March 1, 1984, and it is further agreed that the remaining balance of said note in the amount of One Hundred Fifty Thousand and 00/100---------- ----($150,000.00)---------- Dollars should be payable in the following manner;

$7,500.00 on March 1. 1985, and each March 1 thereafter until March 1, 1988, when the balance will be due for the purpose of renegotiating the interest rate.

It is also mutually agreed that all the terms, conditions and stipulations in said note and mortgage contained and set forth are and shall continue in full force and effect excepting only as modified by the foregoing agreement.

Signed this 19th day of April 1984.

James D. McDonald

Beverly J. McDonald

UNION STATE BANK, Winterset, Iowa

By Roger Fredericks, Vice President

FILED NO. 1889
BOOK 140 PAGE 180
1984 APR 19 PM 1:32
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $3.00 1pg

IND ✓
REC. ✓
PAGE ✓

State of Iowa:
Madison County:

On this day of April, 19 84, before the undersigned, a Notary Public in and for County of Madison and State of Iowa, came James D. McDonald and Beverly J. McDonald to me personally known to be the identical person whose name is subscribed to the foregoing instrument as maker thereof and acknowledge and execution of the same to be their voluntary act and deed.

UNION STATE BANK CORPORATE SEAL

SHERRY A. TOLLEY
NOTARIAL SEAL IOWA
MY COMMISSION EXPIRES
September 30, 1984

Sherry A. Tolley

State of Iowa:
Madison County:

On this 19th day of April, 19 84, before me appeared Roger Fredericks to me personally known, who being by me duly sworn, did say that he is the Vice President of the Union State Bank, Winterset, Iowa, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors and the said Roger Fredericks acknowledged said instrument to be the voluntary act and deed of said Corporation.

Witness my hand and Notarial Seal the date last above written.

SHERRY A. TOLLEY
NOTARIAL SEAL IOWA
MY COMMISSION EXPIRES
September 30, 1984

Sherry A. Tolley
Notary Public in and for Madison, County, Iowa.