

Town Lot Deed Record, No. 26

MATT PARROTT & SONS CO., WATERLOO, IOWA 539740

Home Owners' Loan Corp.

#1901

Filed for the record the 19 day
of March A.D. 1941 at 11:05
o'clock A.M.

To

Dale A. Callison & wife

Fee \$ 4.00 ✓

Pearl E. Shetterly, Recorder

Property Management No. Iowa A-885

Street and Number:

City and State: Earlham, Iowa

Installment Contract

THIS AGREEMENT, made and entered into this 9th day of November, 1940, by and between HOME OWNERS' LOAN CORPORATION, a corporate instrumentality of the United States of America, organized and existing under and by virtue of an Act of the Congress of the United States of America, known as the Home Owners' Loan Act of 1933, as amended, and having its principal office and place of business in the City of Washington, District of Columbia, herein designated as Seller, and Dale A. Callison and Dora F. Callison, husband and wife, as joint tenants, with right of survivorship, and not as tenants in common herein designated as Buyer, WITNESSETH That: 1. Seller, for and in consideration of the price hereinafter specified and the covenants, promises and agreements on the part of Buyer herein contained and made, agrees hereby to sell and convey to buyer, subject to and upon each and all of the terms, conditions and provisions of this agreement, and buyer in consideration of the premises agrees hereby to buy, the real property, situate in the County of Madison, State of Iowa, hereinafter referred to as the property, described as follows:

All of Lot Four (4) and the West Half ($W\frac{1}{2}$) of Lots Five (5), Six (6) and Seven (7) in Block Eleven (11) of the original plat of the Town of Earlham, Madison County, Iowa

2. The total price at and for which Seller agrees to sell and convey and Buyer agrees to buy the property is the sum of Six Hundred Dollars (\$600.00), with interest as hereinafter stipulated, and Buyer agrees hereby to pay the said price, in lawful money of the United States of America, to Seller, or order, at Seller's Regional Office in the City of Omaha, State of Nebraska, or at such other place or places as Seller may from time to time designate, at the times, in the amounts and in the manner following:

(a) The sum of Sixty Dollars (\$60.00), paid prior to and upon the execution and delivery of this agreement, receipt whereof is hereby acknowledged by Seller; and

(b) The principal sum of Five Hundred and Forty Dollars (\$540.00) with interest thereon at the rate of four and one-half per cent ($4\frac{1}{2}\%$) per annum from the 9th day of November, 1940, until paid, shall be paid as follows: Monthly payments of \$5.00, the first of which shall

be made on or before the 9th day of December, 1940, with a like amount on the same day of each month thereafter until fully paid.

Seller to pay all regular taxes due and payable in 1940, together with all installments of special assessment delinquent as of October 8, 1940; Buyer to pay all subsequent taxes and special assessments. Except as is hereinafter otherwise provided, each payment made hereunder shall be credited first on interest then due and the remainder on principal. Additional payments of principal in any amounts may be made at any time and shall be credited on such portions of said principal sum as Seller shall elect. Interest will not be charged upon principal paid and credited hereunder.

3. If and when Seller shall have received payments hereunder which aggregate a sum equal to or greater than fifty per cent (50%) of the total purchase price together with all sums of interest then due or partly due and payable to Seller pursuant to the terms and provisions of this agreement and if and when all sums expended by Seller pursuant to the provisions hereof shall have been repaid to Seller as provided herein and if Buyer be not in default hereunder, then Seller upon written request of Buyer, shall deliver to Buyer at the time and place hereinafter mentioned a good and sufficient warranty deed conveying the property to the Buyer free from all encumbrances except:

(a) Covenants, conditions, restrictions, reservations, easements, rights and rights of way of record;

Madison County, Iowa

(b) Liens, charges and encumbrances made, created or suffered by Buyer or to be paid, discharged or assumed by Buyer hereunder, including all taxes, assessments and governmental levies and charges now or hereafter imposed upon or affecting the property or any part thereof;

(c) Any state of facts which an accurate survey of the property would show;

(d) The operation and effect of any zoning laws or other laws, ordinances or regulations of any governmental or political organization or authority which now or hereafter affect or limit the type or character of, or the right to construct buildings or improvements in or on the property or the use to which the same may be put.

4. Seller shall give to Buyer written notice of the time and place for effecting said conveyance, which time shall be not less than thirty (30) days and not longer than ninety (90) days from and after the date of delivery of such notice to Buyer and which place shall be such place as Seller shall designate, and Buyer and a representative of Seller shall be present at the time and place so fixed, and Buyer shall then and there surrender Buyer's duplicate of this instrument to Seller's representative, execute and deliver to Seller's representative the note and mortgage herein mentioned, accept the delivery of said deed and perform such other acts and things as are required for the purpose of effecting such conveyance. Said note shall be the promissory note of Buyer, in favor of Seller, or order, for a principal sum equal to the total unpaid balance of principal, owing from Buyer to Seller hereunder at the time of the execution and delivery of said note, and the same shall bear interest at the rate of four and one-half per cent ($4\frac{1}{2}\%$) per annum from its date until paid and shall be payable as is specified in paragraph 2 of this agreement. The term of said note shall not in any event be longer than the original term of this agreement. Said mortgage shall secure the payment of said note and of all advancements, with interest, made under said mortgage and shall also secure the performance of all of the terms, conditions and obligations of said mortgage upon the part of mortgagor thereunder to be performed, and said mortgage shall be a purchase-money mortgage and shall create and constitute a lien, charge or encumbrance upon the property and shall be subject and junior in lien only to the liens of unpaid taxes and assessments thereon, if any. Said deed and mortgage and all other instruments to be recorded in connection with such conveyance of the property shall be filed for record by Seller's representative, and recording, notary and other fees, including necessary abstracting to show said mortgage as a first lien upon said property shall be paid by Buyer. The promissory note, purchase-money mortgage and deed herein mentioned, together with all other instruments executed, delivered or accepted hereunder by Seller, shall be satisfactory to Seller in form and substance and shall be drawn upon Seller's approved forms of such instruments by an attorney designated by Seller.

5. Buyer shall not commit, permit or suffer waste of the property and shall keep and maintain the same in good condition and repair and shall promptly effect or cause to be effected at his own expense such necessary repairs and improvements as the Seller may from time to time require. Buyer shall not permit any claims of lien to be filed against the property or any liens to attach thereto by reason of any repairs or improvements.

6. Buyer covenants and agrees hereby to pay, at the times and in the manner in this paragraph specified, all taxes, assessments and governmental levies of every kind now or hereafter imposed upon, relating to or affecting all or any part of the property or the use or enjoyment thereof, together with premiums and cost of any fire or other insurance on said property which Seller may from time to time require; and Buyer agrees that any failure so to do shall constitute a default under this agreement, upon the happening of which Seller may immediately, at its option, exercise any or all of its rights and pursue any or all of its remedies herein provided or arising by operation of law. Buyer shall provide for the payment of said taxes, assessments and governmental levies, insurance premiums and other charges, by

Town Lot Deed Record, No. 26

MATT PARROTT & SONS CO., WATERLOO, IOWA B39740

paying to Seller, during the term of this agreement, in addition to all other payments to be made by Buyer hereunder, and at the several times at which Buyer is obligated to make installment payments of principal and/or interest hereunder, additional installment payments at the rate of at least one-twelfth per month of the aggregate of such annual taxes, assessments, governmental levies, insurance premiums and other charges as such aggregate is from time to time estimated by Seller. Seller may commingle with its general funds any moneys received by it pursuant to the provisions of this paragraph and shall not be liable for the payment of any interest thereon, nor shall Seller incur any liability to Buyer on account of such moneys, except to account for funds received and funds disbursed under the terms hereof. From and out of moneys received by Seller pursuant to the provisions of this paragraph, and/or from and out of any other moneys received by Seller from Buyer or for Buyer's account, Seller may at any time pay the whole or any part of any of such taxes, assessments, insurance premiums, governmental levies and other charges, together with any penalties, interest and charges thereon, or may retain any of such moneys for payment of said items, or Seller may at its sole option apply at any time any or all of such moneys to the payment of any indebtedness owing to it from Buyer which is due or past due. If the moneys paid by Buyer to Seller pursuant to the provisions of this paragraph are insufficient in amount to pay and discharge such taxes, assessments, governmental levies, insurance premiums and other charges, together with any penalties, interest or charges thereon, when the same become due, payable, past due or delinquent, and if Buyer fail to pay to Seller, without demand, the amount of such deficiency, and/or if Buyer fails, neglects or refuses to keep and maintain said property in good condition and repair as provided in Paragraph 5 hereof, then Seller, at its sole option, may at any time pay the whole or any part of such taxes, assessments, governmental levies, insurance premiums and other charges from its own funds, and/or may effect such repairs, and any such payment by Seller from its own funds, and any payment for repairs made by it shall be additional obligations owing from Buyer to Seller hereunder, and all such sums of money so expended by Seller, together with interest thereon at the rate of $4\frac{1}{2}$ per cent per annum from the several dates of expenditure thereof until paid, shall be repaid by Buyer to Seller in lawful money of the United States of America, immediately and without demand, at Seller's Regional Office in Omaha, Nebraska, or at such other place or places as Seller may from time to time designate, unless Seller shall permit such sums of money to be otherwise repaid, in which event the same shall be repaid by Buyer to Seller at such times, in such amounts, at such place or places and in such manner as Seller shall determine and require, and any failure, neglect or refusal by Buyer to repay such sums as herein provided shall constitute a default hereunder. All payments of such taxes, assessments, insurance premiums, governmental levies or other charges made by Seller hereunder shall be in such amounts as are shown by its own records, or by bills therefor issued by proper authority, to be due, payable, past due or delinquent on account thereof or on the basis of any other information received by Seller. Buyer shall promptly obtain, approve and deliver to Seller, upon Seller's demand, all bills for such taxes, assessments, insurance premiums, governmental levies and charges. Upon full payment of all indebtedness under this agreement, Seller shall refund to Buyer, without interest, all unexpended and unapplied moneys then in its possession which were theretofore received by Seller pursuant to the provisions of this paragraph, but none of said moneys received by Seller hereunder may be withdrawn so long as any indebtedness under this agreement remains unpaid.

7. Buyer hereby assigns, transfers and sets over to Seller, up to the amount of the total indebtedness of Buyer to Seller hereunder, all of his right, title and interest in or to all awards of damages in connection with the condemnation of any of the property for public use or for injury to any thereof, and the proceeds of all such awards, after payment therefrom

Madison County, Iowa

of all reasonable expenses incurred, including fees for attorneys representing Seller in any proceeding in which any such award is made, shall be paid to Seller, and Seller is hereby authorized in the name of Buyer to execute and deliver valid acquittances thereof and to appeal from any or all of such awards. If any of the property or any right or interest therein or thereto be condemned for public use, then Seller shall be under no obligation hereunder to sell or convey the property, right or interest so condemned.

8. All moneys received hereunder by Seller under any policy or policies of insurance or any condemnation award or other award, may, at the option of Seller, without notice and without waiving or impairing any equity or right accruing to Seller by virtue of this agreement, be used for the purpose of reconstructing, repairing, replacing, improving or adding to the buildings or improvements now or hereafter situate in or upon the property or for any other purposes which Seller shall elect, or, at the option of Seller and without notice, such moneys so received by Seller may be credited and applied to such portion or portions of the indebtedness owing to Seller hereunder as Seller may elect and in such order and manner as Seller may determine.

9. Seller hereby reserves for its officers, employees and agents, the right to enter upon the property at any time during the term of this agreement for the purpose of inspecting and examining the property or for the purpose of performing any act necessary or proper to be performed for the purpose of protecting Seller's right, title and interest in and to the property or to save the property from waste or for the purpose of exercising any right conferred upon Seller hereunder.

10. Possession of the property shall be delivered to Buyer on date hereof unless otherwise specified.

11. Buyer shall comply promptly with all laws, ordinances, regulations, covenants, conditions and restrictions which affect or apply to any of the property or its use, and shall not use or permit or suffer the use of the property for any unlawful or immoral purpose or for any purpose which constitutes a nuisance, and Buyer shall not, without the written consent of Seller first obtained, use or permit or suffer the use of any of the property for any purpose other than as a residence, or effect, permit or suffer any alteration or removal of or any addition to the buildings or improvements now situate or hereafter constructed in or upon the property.

12. The condition of title to the property has heretofore been thoroughly examined and investigated, either by Buyer or by his duly authorized agent or attorney, and Buyer hereby declares that the title to the property is at the date of this agreement satisfactory and acceptable to Buyer, and Buyer hereby waives any and all right to rescind or cancel this agreement and hereby waives and releases Seller of and from any and all actions, causes of action, claims and demands of every kind which Buyer now has or may or could hereafter have by reason of any lien, charge, encumbrance, matter or thing which at the date of this agreement in any way affects all or any part of the property or the title thereto, or the use or enjoyment thereof, excepting only such liens, charges, encumbrances, matters or things as Buyer could not have discovered at or prior to the date of this agreement by inspection of the property and by the exercise of reasonable diligence in the examination and investigation of the title thereto, and any conveyance of the property by Seller hereunder may be expressly made subject to any lien, charge, encumbrance, matter or thing within the purview of this paragraph.

15. Time is of the essence of this agreement and of each and all of the terms, conditions and provisions hereof, and full performance by Buyer of all of his obligations hereunder is and shall be a condition precedent to the right of Buyer to a conveyance hereunder, and if default be made and continue for a period of thirty (30) days in the payment of any of the

Town Lot Deed Record, No. 26

MATT PARROTT & SONS CO., WATERLOO, IOWA 539740

installments of principal or interest hereinbefore stipulated when the same become severally due or if default be made in the performance by Buyer of any other obligation upon the part of Buyer due hereunder, then in either or any of said events, at the option of the Seller and whether or not any such default be thereafter remedied, the whole unpaid balance of said total price and the interest thereon, together with all expenditures theretofore made by Seller pursuant to the provisions of Paragraph 6 hereof and the interest thereon and all indebtedness owing hereunder from Buyer to Seller shall immediately become due and payable, and Seller, at its option, may enforce its rights hereunder, either by forfeiture of all of Buyer's rights under the agreement and all interest in the property and the appurtenances as hereinafter provided, or by an action for specific performance of the terms, covenants and conditions of this agreement with damages, or by an action for the recovery of the unpaid balance of said total price, with interest, and any such expenditures as have been made hereunder by Seller, with interest, or by enforcing any other right or remedy which accrues to Seller in the premises. If Seller elect upon any such default to enforce its rights of forfeiture hereunder, Seller may declare such forfeiture as provided in Chapter 527 of the 1935 Code of Iowa.

Upon such declaration of forfeiture being made by Seller pursuant to any of the methods herein provided, all rights, estate and interest hereby created and then existing in favor of Buyer or anyone claiming under Buyer shall wholly cease and terminate and be null and void, and the right of possession and all equitable and legal interest and estate in the property, with all improvements and appurtenances, together with all sums of money theretofore paid by Buyer hereunder, shall revert to, vest in and become the sole property of Seller in fee, without any right of redemption, reclamation or recovery of any thereof in Buyer, and Buyer shall have no right, either at law or in equity, to reclaim or recover any compensation for moneys paid by Buyer to Seller hereunder or for other money expended by Buyer pursuant to any of the terms, conditions or provisions of this agreement or for any services performed by Buyer or for any improvements placed in or upon the property, and all moneys paid by Buyer and all improvements constructed in or upon the property shall be retained by Seller as compensation for the use and occupancy of the property by Buyer and as consideration for the execution of this agreement, and also as liquidated damages for such default and not as a penalty.

16. Wherever the context of this agreement permits or requires, the masculine gender shall include the feminine and neuter, the neuter gender shall include the masculine and feminine, and the singular number shall include the plural. The terms "Seller" and "Buyer", as used herein, shall include the heirs, executors, administrators, assigns, pledgees and successors in interest of the several parties hereinbefore named as Seller and Buyer, respectively. If more than one party be named herein as Buyer, then each of the covenants, agreements and obligations of Buyer hereunder is joint and several as to all parties herein named as Buyer. (All persons signing this contract and not above designated as Buyer do hereby guarantee full performance of all terms and conditions hereof by Buyer.) Each right, power and remedy herein conferred upon Seller is cumulative of every other right, power and remedy of Seller, whether herein or by law conferred, and may be enforced or exercised concurrently therewith or independently thereof. No waiver by Seller of performance of any obligation of Buyer hereunder and no delay by Seller in enforcing such performance or declaring default hereunder by reason of such non-performance shall thereafter in any manner affect the right of Seller to require or enforce performance of the same or any other of said obligations.

17. Buyer shall not sell, transfer or assign this agreement or any right or interest therein, without first obtaining the written consent thereto of Seller, and no sale, transfer or assignment of this agreement, or of any right or interest therein, shall be valid or recognized by any person for any purpose, unless Seller's written consent thereto be endorsed on

Madison County, Iowa

Buyer's copy of this agreement, and any such consent given by seller pursuant hereto shall not be construed as a release of Buyer from any of the covenants, promises, agreements, or obligations herein contained or as any representation or agreement by Seller concerning the condition or degree of the right or interest purported to be sold, transferred or assigned by any such sale, transfer or assignment consented to by Seller, and any breach by Buyer of the terms or provisions of this paragraph may be deemed by Seller to be a default in the terms hereof.

18. Upon full compliance of the terms hereof Seller will deliver to Buyer an abstract of title covering the above described real estate to date hereof.

IN WITNESS WHEREOF, Seller has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized, and Buyer has executed this agreement all on the day and year first above written.

HOME OWNERS' LOAN CORPORATION

By Wade P. Clarke.
Iowa State Counsel
(Title)

Dale A. Callison (SEAL)

(Buyer's Signature)

Address: Earlham, Iowa

Telephone:.....

Dora F. Callison (SEAL)

(Buyer's Signature)

Address: Earlham, Iowa

Telephone:.....

(Corporate Seal)

This rider is attached to and is hereby made a part of that certain installment contract, dated November 9 1940 covering the property designated as PM-Iowa A-885, executed by the undersigned and hereinafter referred to as "said instrument". This rider is executed by the undersigned at the time of execution of said instrument by the undersigned and evidences the covenants and agreements following:

Notwithstanding any of the terms or provisions of said instrument to the contrary, it is hereby agreed that the undersigned shall pay for any and all recordation, transaction, transfer, conveyance or other taxes upon any deed or other instrument executed in connection with the transaction contemplated by said instrument, together with any and all revenue, documentary or other stamps required for any purpose to be affixed to any such deed or other instrument.

Dale A. Callison

Dora F. Callison

State of Iowa
Madison County)ss.

On this 9th day of November, A.D. 1940, before the undersigned, a notary public, in and for said County, personally appeared Dale A. Callison and Dora F. Callison, husband and wife, to me personally known to be the identical persons whose names are affixed to the foregoing contract as Buyers and acknowledged said instrument and execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal by me affixed, the day and year last above written.

(Justice of Peace Seal)

Leslie R. Goeldner
Justice of the Peace Madison County, Iowa.

STATE OF IOWA COUNTY OF POLK)ss.

On this 9th day of November, A.D. 1940, before me, a notary public in and for the said County, personally appeared Wade P. Clarke to me personally known, who, being by me duly sworn, did say that he is the Iowa State Counsel of said Home Owners' Loan Corporation, the Corporation named in the foregoing instrument, that the seal affixed to said instrument is the seal of said Corporation, and that the instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and the said Wade P. Clarke acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by it voluntarily executed.

Marjorie D. Kramme
Notary Public Polk County, Iowa

