

Insurance to the State Auditor and approval of the Governor, as provided in Section 21 of this Act.

§ 11. EMERGENCY.] This is hereby declared to be an emergency measure and shall be in force from and after its passage and approval.

Approved 10:30 P. M. Dec. 11, 1919.

HOME BUILDING ASSOCIATION

CHAPTER 39.

[S. B. No. 34—Benson.]

HOME BUILDING ASSOCIATION.

An Act to Amend and Re-enact Section 12 of Chapter 150 of the Laws of North Dakota for the Year 1919, Being an Act Declaring the Purpose of the State of North Dakota to Engage in the Enterprise of Providing Homes for Residents of This State and to That End to Establish a Business System Operated by the State Under the Name of the Home Building Association of North Dakota; Defining the Scope and Manner of Its Operations and the Powers and Duties of the Persons Charged With Its Management; Making an Appropriation Therefor; and Providing That the Association May Retain the Title to Property When More Than Twenty Per Cent Has Been Paid Thereon and Give the Buyer a Contract for a Deed Therefor; and Declaring This Act to Be an Emergency Measure.

Be It Enacted by the Legislative Assembly of the State of North Dakota:

§ 1. That Section 12 of Chapter 150, of the Laws of North Dakota for the year 1919, be and the same is hereby amended, and re-enacted, as follows:

§ 12. Whenever a member of a Home Buyers' League shall have deposited with the Association a sum equal to twenty per cent of the total selling price of a home or farm home, the Association shall, upon his application, purchase or build such home or farm home and convey it to him upon a cash payment of twenty per cent, the balance to be secured by a purchase money mortgage on the property, or the Association may retain the title to the property and give the buyer a contract for deed therefor. Every such contract may be recorded in each county in which the lands therein described are situated. In either case the balance due is to be paid on an amortization plan by means of a fixed number of monthly installments sufficient to cover, first, a charge on the loan, at a rate to be determined by the Industrial Commission, second, a charge for administration and surplus at a rate not exceeding one per cent

per annum on the unpaid principal, said two rates combined constituting the interest rate on the deferred payments; and third, such amounts to be applied on the principal as will extinguish the debt within an agreed period, not less than ten or more than twenty years. Additional payments may be made on any regular installment date, under the rules and regulations of the Industrial Commission. In case of any accident, crop failure or other event, which reduces the buyer's reasonable income by one-half, all payments under such contract may in the discretion of the Industrial Commission be extended from time to time for a period of one year; provided, however, that on the payment of all installments such further annual payments shall be payable as will pay the interest, with interest thereon, for the years for which no payments were made.

Every mortgage referred to in this Section, and the note or other obligation thereby secured shall run to "The Manager of the Home Building Association of North Dakota, his successors in office or his assigns," as payee and mortgagee, and each shall contain a recital that it is executed and delivered in conformity with and upon the conditions expressed in this Act. Every such mortgage shall be duly recorded in the county or counties in which the lands therein described are situated, and shall be thereupon delivered to the Manager of said Association, and, together with said note or other obligation, shall be held by the Manager as a part of the assets of the Association, or shall be otherwise disposed of as hereinafter provided. If so held, payments upon the note or other obligation secured by said mortgage shall be made to the Home Building Association of North Dakota and whenever it shall have been fully paid, the Manager shall promptly satisfy and discharge the mortgage lien of record and deliver the mortgage cancelled, with a satisfaction thereof, to the person entitled to receive it.

Every such mortgage, together with the note or other obligation thereby secured, may be sold and assigned upon the payment to the Association of the full value thereof, and upon such sale and assignment, the Manager may endorse either with or without recourse. In that case payments upon said note or other obligation shall be made to the person entitled to receive them; but each such assignment shall be made subject to the provisions concerning extension of the time of payments on account of any accident, crop failure or other event, as provided in this Section, and subsequent action of the Industrial Commission in that regard shall be binding upon the assignee of such mortgage; provided, however, that after assignment of such mortgage extensions of payments for a yearly period shall be limited in total number to not more than one for every period of five years or fraction thereof during which such mortgage has to run after the date of assignment.

Every such mortgage, together with the note or obligation thereby secured, may be assigned, and upon order of the Industrial Commission shall be assigned, to the State Treasurer of the State

of North Dakota as security for bonds to be issued by the State as provided by law. In case of such assignment all payments due upon said note or other obligation shall be made to the State Treasurer, and the money so by him received shall be by him held or disbursed as is by law provided. If while any such mortgage so assigned to the State Treasurer is in his hands, the note or other obligation thereby secured shall have been fully paid, the State Treasurer shall so certify to the Manager of the Association, who shall thereupon proceed to satisfy said mortgage in the same manner as though said note or other obligation had been paid directly to the Association. In like manner every such contract of sale, provided for in this Section may be assigned, and upon order of the Industrial Commission shall be assigned as security for bonds to be issued by the State as provided by law. In case of such assignment, payments contemplated by such contract shall be made to the State Treasurer and the Treasurer shall inform the Manager of the Association of payments made him under such contracts, and the Association shall perform its part under such contract in the same manner as if payments were made to it direct. In case of such assignment to the State Treasurer of any such mortgage or sale contract, the provisions contained in this Section, respecting extensions on account of any accident, crop failure or other event, shall be effective and shall be applied. Provided, however, that no such mortgage, note or obligation shall be so assigned as security for bonds so to be issued if the total amount remaining unpaid and payable upon such mortgage shall exceed one-half of the value of the real estate by which such mortgage, note or obligation is secured, nor unless it shall be a first mortgage upon such real estate.

§ 2. This Act is hereby declared to be an emergency measure and is to take effect and be in force from and after its passage and approval.

Approved 10:00 p. m. Dec. 11, 1919.

INSURANCE COMPANIES

CHAPTER 40.

[S. B. No. 50—King.]

REVOCATION OF AUTHORITY.

An Act to Amend and Re-enact Section 4925, Compiled Laws of North Dakota, 1913, Relating to Insurance Companies Doing Business Within the State.

Be It Enacted by the Legislative Assembly of the State of North Dakota:

§ 1. AMENDMENT.] Section 4925 of the Compiled Laws of