

Mortgage Record, No. 67, Madison County, Iowa.

AGNES, BLACKMAR & CO. BURLINGTON—53177

G.W.Conway) Filed for record the 22nd day of Oct A.D. 1917 at 10:30 o'clock A.M.
 to Jeannette E.Beck, Recorder.
 Fred W.Reinig) Mtg. Fee^s.90
 #2920

This Identure, Made the first day of September A.D. nineteen hundred seventeen between G.W.Conway and wi fe Kate Conway of Madison County, and State of Iowa of the first part, and Fred W.Reinig of Union County , and State of Iowa of the second part, Witnesseth: That the said parties of the first part, for the consideration of Twenty five hundred Dollars, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain Sell and Convey unto the said party of the second part his heirs and assigns, forever, the following described Real Estate, lying and being situated in the County of Madison and State of Iowa, to-wit: The Northwest fractional quarter of section thirty (30) and the East half of the Southwest quarter of section nineteen (19) all in Township seventy four (74) North of Range twenty eight (28) West of the Fifth Principal Meridian.

To have and to hold the premises above described, with all the appurtenances thereunto belonging including homestead, unto the said second party and his heirs and assigns forever. The said parties of the first part hereby covenanting that the above described premises are free from any incumbrance, and they will warrant and defend the title unto the said party of the second part, his heirs and assigns, against all persons whomsoever lawfully claiming the same. Provided always, and these presents are upon this express condition, that if the said G.W.Conway and wife Kate Conway their heirs , executors or administrators, shall pay or cause to be paid Fred W.Reinig his executors and administrators, or assigns, the sum of Twenty five hundred Dollars, on the 1st day of September 1920 with interest thereon at the rate of 8% according to the ^{tenor and} effect of the Coupon Promissory Note of the said G.W.Conway and wife Kate Conway payable to Fred W.Reinig bearing date September 1st 1917 then these presents to be void otherwise to remain in full force.

And it is expressly agreed, That said Mortgagor shall, while any part of his debt remains unpaid, neither permit or commit any waste on said premises; shall pay all taxes on said premises when due; and shall keep the buildings thereon insured in a responsible company, up to \$--- payable in case of loss to the holder of this Mortgage as his interest may appear.

And it is futher agreed, if default shall be made in the payment of said sums of money or any part thereof, principal or interest, or if the taxes assessed on the above described Real Estate shall remain unpaid for the space of one month after the same are due and payable, or if said Mortgagor shall fail to keep the buildings on said premises insured up to \$---, payable in case of loss, to the holder hereof, as his interest may appear, then the whole indebtedness shall become due, the said party of the second part, his heirs or assigns, may proceed by foreclosure or in any other lawful mode, to make the amount of said note, together with all interest and costs and all taxes and assessments accrued on said Real Estate, together with a reasonable fee for the plaintiff's attorney, out of the aforesaid Real Estate.

it is
 And also agreed, That if the Mortgagor neglect to pay taxes, or to effect insurance, the holder hereof may pay said taxes or effect said insurance, adding the amount so paid to the sum next falling due, with interest thereon at 8 per cent until repaid.

And no neglect of Mortgagor to comply with any of above provisions, the holder hereof may at once foreclose, and the Mortgagee or his assigns may have a receiver of the Mortgaged property appointed at once, who shall take possession and control, and shall preserve the same and income therefrom for payment of Mortgaged debt including attorney's fee and receiver's costs and expenses, and may discharge the usual duties of receiver.

And Kate Conway wife of the said G.W.Conway hereby relinquishes her right of dower in the Real Estate herein mentioned, subject to the above reservations and conditions.

In testimony whereof, The said parties of the first part, have hereunto set their hands and seals the day and year first above written.

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G.WConway (L.S.)

Kate Conway (L.S.)

State of Iowa Union County, SS On this 20th day of October A.D. 1917 ,before me Will Cochran, a Notary Public in and for said County, personally appeared G.W.Conway and wife Kate Conway to me known to be the identical persons named in and who executed the foregoing instrument and whose names are affixed thereto as mortgagors and acknowledged that they same as their voluntary act and deed.

Made under my hand and seal of office the day and year last above written.

Will Cochran
Notary Public in and for said County.

