

Mortgage Record, No. 74,

F.H.Morford & wife) Second
to Mtg.
J. J Morford)

Filed for record the 16 day of May A.D. 1921 at 1.16
o'clock P.M.

Nettie E. Winship, Recorder
Winifred Whedon Deputy
Fee \$.90 # 1131

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KNOW ALL MEN BY THESE PRESENTS: That we, F.H.Morford and Lillian Morford, his wife, of the County of Madison and State of Iowa, parties of the first part in consideration of Seven Thousand Two Hundred & No/100 Dollars, in hand paid by J. J. Morford of the County of Dallas and State of Iowa party of the second part, 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 East half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eighteen (18), Township Seventy Seven (77) North, Range Twenty Nine (29) west of the fifth P.M. Iowa, Iowa, except school house site.

subject to incumbrances as follows to-wit; The unpaid balance of \$9000.00 of a \$10,000.00 mortgage.

To Have and To Hold The premises above described, with the appurtenances thereunto belonging unto the said second party and to his heirs and assigns forever. The said parties of the first part hereby covenants that the above described premises are free from any incumbrances except as above stated and that we 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, excepting above incumbrances. Provided always, and these presents are upon this express condition, that if the said F.H. Morford ^{and Lillian Morford} administrators their heirs, executors, or assigns shall pay the said J. J. Morford his heirs, executors, administrators, or assigns the sum of Seven Thousand Two Hundred & no/100 Dollars, on the 1st day of March 1925 Optional payments of \$100 or multiple thereof granted on interest paying dates, with interest thereon payable annually at the rate of 5 $\frac{1}{2}$ per cent per annum according to the tenor and effect of the one promissory note of the said F.H. Morford and Lillian Morford payable to said J. J. Morford or order and bearing date even herewith then these presents to be void, otherwise to remain in full force.

The grantors also further agree to pay all taxes or assessments levied on said described premises when the same shall be due and before the same or any part thereof shall become delinquent, and to permit said mortgages above described to become defaulted or breached or delinquent in no respect. In default of the grantors to pay such taxes or assessments when due, then the grantee herein, his executors, administrators or assigns may pay such taxes or assessments, or either, and shall receive 8 per cent interest, payable semi-annually,

Madison County, Iowa

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on all such payments, from the date thereof, and this mortgage shall stand as security for all such payments taxes, assessments or interest thereon as above, and all unpaid interest hereunder; or upon any such default of the grantors herein to pay such taxes or assessments, or any interest or principal when due, or upon any interest or principal becoming due and unpaid upon any of the above described mortgages, or upon any of said mortgages becoming in any way due and payable, the grantee, his executors, administrators or assigns, may declare the whole sum hereunder remaining unpaid immediately due and payable and may proceed by foreclosure or in any other lawful method to collect such amount with all costs, including a reasonable attorney's fee for plaintiff's attorney.

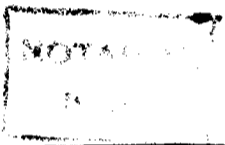
And said Lillian Morford hereby relinquishes her right of dower in the foregoing described real estate, subject to the above reservations and conditions.

Signed by the parties of the first part this 1st day of March A.D. 1920

F.H. Morford
Lillian Morford.

State of Iowa, Dallas County SS: On this 1st day of March A.D. 1920, before me Allen T. Percy, a Notary Public in and for said County, personally appeared F.H. Morford and Lillian Morford, his wife to me known to be the identical persons named in and who executed the foregoing instrument and whose names are affixed thereto and acknowledged that they executed the same as their voluntary act and deed.

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



Allen T. Percy,
Notary Public in and for said County.

Robert H. Moore

Filed for record the 18 day of May A.D. 1921 at 9.10