

Mortgage Record, No. 74,

Notary Public.

SEAL

George E. Graham et al )  
to Mtg.  
L.G. Brown )

Filed for record the 4 day of June A.D. 1921 at 3.36  
o'clock P.M.

Nettie E. Winship, Recorder  
Fee \$.80 # 1221

KNOW ALL MEN BY THESE PRESENTS: That George E. Graham and Jennie K. Graham, (Husband and wife) of the County of Madison and State of Iowa, in consideration of the sum of Eight Thousand and no/100 Dollars, in hand paid, do hereby sell and convey unto L.G. Brown of the County of York State of Pennsylvania the following described premises, situated in the County of Madison State of Iowa, to-wit:

The East one half ( $E\frac{1}{2}$ ) of the Northeast quarter ( $NE\frac{1}{4}$ ) of Section Six (Sec. 6) Township Seventy seven (Twp 77) North Range Twenty Nine (29) West of the Fifth P.M. Iowa.  
and which the said first party represents to belong to him under legal title.

The intention being to convey hereby an absolute title in fee simple, including all the rights of homestead, to have and to hold the premises above described, with all the appurtenances thereto belonging to the said L.G. Brown and to his heirs and assigns forever;

Provided, always, and these presents are upon the express condition that if the said George E. Graham his heirs, executors administrators or assigns shall pay or cause to be paid to the said L.G. Brown--heirs, executors, administrators or assigns the sum of Eight Thousand and no/100 Dollars (\$8,000.00) One June 1st, 1926, with interest thereon at the rate of  $6\frac{1}{2}$  per cent per annum, until the same is fully paid, according to the tenor and effect of the Coupon and five interest notes of said George E. Graham and Jennie K. Graham bearing even date with these presents, then these presents to be void, otherwise to be and to remain in full force and effect. And in case of the non-payment by the said party of the first part, or his heirs, executors or administrators, of the said interest or principal, or any part thereof, for the space of thirty days after the same becomes due, or on his failure to pay any taxes or assessments that may be taxed or assessed on said premises until the same shall have become delinquent or to further secure said note by insurance of buildings on said land in the sum of \$--- in a stock company approved by mortgagee, or if any of the statements herein made shall at any time prove untrue, then the whole principal sum and interest shall become due and payable--State Bank of Dexter, Dexter, Iowa,

And it is also further agreed by the mortgagor that if it becomes necessary to foreclose this mortgage, a reasonable amount shall be allowed as attorney's fee, and be included with the costs of foreclosing.

And the mortgagor herein declares that the said premises are free and clear ~~from~~ all liens incumbrances, taxes or assessments, and agrees to pay all taxes or assessments that shall be <sup>or assessed</sup> taxed on said premises ~~from~~ date hereof until the said sum shall be fully paid, as aforesaid.

It Is Also Agreed, that in case of default in any respect so that this mortgage can be foreclosed, the rents and profits of said premises, as well before as after sale on execution, are hereby pledged to the payment of the moneys secured hereby, and that on the commencement of an action to foreclose this mortgage, the Plaintiff therein shall be entitled to the appointment of a receiver, with the usual powers to take and hold such rents and profits for the benefit of the plaintiff and subject to the order of the court. Cancellation hereof to be at mortgagor's expense.

And the said Jennie K. Graham, hereby relinquishes her right of dower, and all rights of any

For Release of annexed Mortgage see  
Mortgage Record 78 Page 177

## Madison County, Iowa

kind whatever, in and to the above described premises.

Dated this 28th day of May A.D. 1921.

George E. Graham  
Jennie K. Graham

State of Iowa, Dallas County SS: On this 28th day of May A.D. 1921, before me F.H. Fitting a Notary Public, in and for said County, personally appeared George E. Graham and Jennie K. Graham, (husband and wife) to me known to be the identical persons named in and who executed the foregoing instrument, and whose names are affixed thereto as grantors 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.

F.H. Fitting  
Notary Public in and for said County.