

Madison County, Iowa

Book 74

H.P.Oetzmann acknowledge this instrument to be the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal the day and year last above written.

A.H.Hiegel
Notary Public in and for Scott County, Iowa.

T.C.Phillips)
to Mtg.
Joseph Steele Trustee)

Filed for record the 13 day of July A.D.1921 at
9.30 o'clock A.M.

Nettie E.Winship, Recorder
Winifred Whedon, Deputy
Fee \$.90 # 1374

This Indenture Made the 28th day of March A.D.Nineteen Hundred and Twenty one between T.C.Phillips of Madison County, and State of Iowa of the first part, and Joseph Steele Jr. as Trustee for the heirs at Law of Joseph Steele Sr. of Woodbury County, and State of Iowa of the second part, Witnesseth; That the said party of the first part, for the consideration of Fifteen Thousand Eight 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 successors 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 one half of the South East Quarter of Section Thirty Two (32) And the West one half of the South West Quarter of Section Thirty Three (33). All in Township Seventy five (75) North, in Range Twenty nine (29) West of the 5th P.M., Iowa.

TO HAVE AND TO HOLD the premises above described, with all the appurtenances thereunto belonging, unto the said second party and to his successors and assigns forever. The said party of the first part hereby covenanting that the above described premises are free from any incumbrances and he will Warrant and Defend the Title unto the said party of the second part, his successors and assigns, against all persons whomsoever lawfully claiming the same; Provided Always, and these presents are upon this express condition, that if the said T.C.Phillips his heirs, executors, or administrators, shall pay, or cause to be paid, to the said Joseph Steele Jr. as Trustee aforesaid, his successors, executors, and administrators or assigns, the sum of Fifteen Thousand Eight Hundred Dollars on the final settlement of the Estate of Joseph Steele Sr. deceased, shown by the Records in the District Court of Madison Co. Iowa, and also when grantee furnishes an abstract to the above described land as per contract, and

with interest thereon from March 1st, 1921, according to the tenor and effect of the one promissory note of the said T.C.Phillips payable to Joseph Steele Jr. as Trustee aforesaid bearing date March 1st, 1921 then these presents to be void, otherwise to remain in full force.

And it is further 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 three months after the same are due and payable, then the whole indebtedness shall become due, and the said party of the second party his successors 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 plaintiff's attorney out of the aforesaid real estate.

This mortgage is given to secure the payment of a part of the purchase price of the above described land. Note secured hereby is stamped as provided by law.

And ---wife of the said-- hereby relinquishes her right of dower in the real estate herein mentioned, subject to the above reservations and conditions.

In Testimony Whereof, the said party of the first part has hereunto set his hand and seal

For Release of amended Mortgage see
Mortgage Record 18 Page 513
Mortgage Record 57 Page 336

Mortgage Record, No. 74,

the day and year first above written.

T.C.Phillips (L.S.)

State of Iowa Madison County SS: Be It Remembered, that on the 28th day of March A.D. 1921, before the undersigned, Notary Public in and for said County, came T.C.Phillips to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the instrument to be his voluntary act and deed, and that he executed the same for the purposes herein mentioned.

Witness my hand Notarial Seal the day and year above written.

J.P.Steele
Notary Public in and for said County.

T.C. Phillips