

## Mortgage Record, No. 74,

James A. Cameron and Rachel Cameron)  
to  
Farmers Bond & Mortgage Co., ) Mtg.

Filed for record the 27 day of July A.D.  
1921 at 10.25 o'clock A.M.,  
Nettie E. Winship, Recorder  
Winifred Whedon, Deputy  
Fee \$1.10 # 1448 ✓

FOR THE CONSIDERATION OF Twenty Thousand Dollars, paid by the Farmers Bond & Mortgage Company, the receipt of which is hereby acknowledged, James A. Cameron and Rachel R. Cameron, husband and wife of Madison County, State of Iowa first party, hereby convey to the Farmers Bond & Mortgage Company of Des Moines, Polk County, Iowa, second party, the following tract of real estate, situated in Madison County, Iowa, to-wit:

West Half ( $W\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), and East Half ( $E\frac{1}{2}$ ) of Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Three (3); and East Half ( $E\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Ten (10); and a tract described as follows: Commencing at Northeast corner of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Ten (10) and running Thence south Ten (10) rods, thence West Twelve (12) rods, thence North Ten (10) rods, thence East Twelve (12) rods to place of beginning, all in Township Seventy five (75) North, Range Twenty eight (28) West of the Fifth P.M.

or appertaining together with all singular the appurtenances now or hereafter in any wise belonging thereto, and all of the rents, issues and profits which may arise or be had therefrom together with the right of possession thereof.

And the said <sup>first</sup> party hereby warrants the title thereto against all persons whomsoever.

To be void upon condition that said first party shall pay said second party, or assigns, Twenty Thousand Dollars on the first day of August 1926 with interest at Seven per cent. per annum payable semi-annually until maturity and at eight per cent per annum after maturity, or after default in payment of any installment of interest, according to the tenor and effect of the One <sup>coupon</sup> promissory note of the said James A. Cameron and Rachel R. Cameron, of even date herewith, payable at the office of the second party in Des Moines, Iowa, and shall fully perform all the hereinafter named covenants and agreements.

Upon payment of all sums secured hereby, the mortgagor shall be entitled to a release hereof, but shall record same at his own expense.

The said first party covenants and agrees as follows:

To pay all taxes and assessments upon said property, to whomsoever assessed, including personal taxes before they become delinquent; to keep the buildings thereon insured to the satisfaction of the second party for at least \$ 2800 Dollars, delivering all policies and renewal receipts to the second party; to protect said property against waste and at all times to maintain the buildings and improvements thereon in at least as good condition as they now are; to pay all expenses and attorney's fees incurred by said second party by reason of litigation with third parties to protect the lien of this mortgage; and to pay expense of abstract of title and a reasonable attorney's fee if suit be instituted to collect the debt secured hereby, or any part of it.

Any sums herein agreed to be paid by the first party for insurance, taxes, assessments, costs, attorney's fees or otherwise may be paid by the second party; and all money so paid by the second party shall be recoverable against the first party, with interest thereon at eight per cent per annum from date of payment, and shall be alien under this mortgage upon the property herein conveyed and shall be included in the debt in case of foreclosure hereof.

In case default shall be made in the payment of said principal sum of money, or any part thereof, or interest thereon at the time or times above specified for payment thereof, or in case of non-payment, of any taxes, assessments or insurance as aforesaid, or of the breach of any covenant or agreement herein contained, then and in either case the whole principal and interest of said note shall, at the option of the holder thereof, immediately

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become due and payable, and the said party of the second part is hereby authorized as the irrevocable attorney in fact for the said party of the first part to take possession of the said real estate and to control and rent the same and collect all rents therefrom and to apply the proceeds, after paying the costs of collection and necessary or reasonable repairs upon said premises, in payment of any part of the debt secured hereby, or said party of the second part may have a receiver appointed for such purposes; and in case the owner of said premises is occupying the same, he will either surrender the possession thereof or pay to said party of the second part, or to said receiver, a reasonable rent monthly in advance for the use thereof, and shall be held to the same restrictions and conditions as any third party would be bound by under the usual and customary form of written lease; the possession of said premises by said party of the second part or by said receiver to continue up to and including the year of redemption. It is further agreed that if any default is made by the first party in any of the particulars above stated, said party of the second party may also proceed at once to foreclose this mortgage, and no notice of election to consider the debt due shall be necessary prior to commencement of suit to foreclose.

The said first party expressly waives the platting and recording of homestead and agrees in case of sheriff's sale hereunder that said premises may be sold in one body.

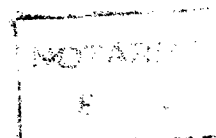
Dated this 22nd day of July 1921.

James A. Cameron  
Rachel R. Cameron.

State of Iowa, Madison County SS: On the 26th day of July, A.D. 1921, before me E.E. McCall a Notary Public in and for said County and State, personally appeared James A. Cameron and wife Rachel R. Cameron personally to me known to be the identical persons whose names are affixed to the above instrument as grantors, and acknowledged the execution thereof to be their voluntary act and deed for the purposes therein expressed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at Winterset, Iowa, the day and year last above written.

E.E. McCall  
Notary Public  
My commission expires July 4th, 1924.



Filed for record the 29 day of July A.D.