

Mortgage Record, No. 74,

FIDLER & CHAMBERS, DAVENPORT, IOWA.

Notary Public in and for said County.

Carolina A. Thraikill ) Mtg.  
to  
Rachel Holderbaum )

Filed for record the 10 day of December A.D. 1921 at  
9.38 o'clock A.M.

Nettie E. Winship, Recorder  
Winifred Whedon, Deputy  
Fee \$ .90 # 2183

KNOW ALL MEN BY THESE PRESENTS: That we, Carolina Amanda Thraikill & J.C. Thraikill (Wife & Husband) of Madison County, State of Iowa, ~~in consideration of the sum of Eight Thousand & No/100 Dollars~~, in the consideration of the sum of Eight Thousand & no/100 Dollars, in hand paid by Rachel Holderbaum of Dallas County, State of Iowa, do hereby sell and convey unto the said Rachel Holderbaum the following described premises, situated in Madison County, Iowa, to-wit:

The South East Quarter (SE $\frac{1}{4}$ ) of the North East Quarter (NE $\frac{1}{4}$ ) of Section Seventeen (17), Township Seventy Seven (77) North, Range Twenty Nine (29) West of the 5th P.M. Iowa

And we do hereby covenant with the said Rachel Holderbaum that we are lawfully seized of said premises; that they are free from encumbrance, excepting a first mortgage of \$4000.00 that we have good right and lawful authority to sell and convey the same, and the said J.C. Thraikill hereby relinquishes all his right to dower, and all his right under the homestead laws of the State of Iowa, in and to the above described premises.

PROVIDED ALWAYS, and these presents are upon the express condition, that if the said Carolina Amanda Thraikill and J.C. Thraikill their heirs, executors or administrators, shall pay or cause to be paid to the said Rachel Holderbaum her heirs, executors, administrators or assigns, the sum of Four Hundred & No/100 Dollars, on the 1st day of June, 1919, and Four Hundred & No/100 Dollars, on the 1st day of June of each year until all is paid.

with interest on all of said money from this date at the rate of five percentum per annum, until paid, payable annually, according to the tenor of the certain promissory notes of said Carolina Amanda Thraikill & J.C. Thraikill of even date herewith, then these presents to be void otherwise in full force and effect.

And it is stipulated in said note and in this mortgage that should any of said interest not be paid when due it shall bear interest at the rate of five per cent per annum from the time the same becomes due, and that this mortgage shall also stand as security for the same; and it is stipulated that a failure to pay any of said interest or principal within thirty days after it becomes due, shall cause the whole of said sum to become due, and this mortgage may be foreclosed thereupon immediately for the whole of said money and interest. and It is also stipulated that should any taxes on the above described land not be paid when due, the mortgagee, or his assigns, shall have the right to pay the same and this mortgage shall stand security for the money so advanced and interest thereon at the rate of eight per cent per annum payable annually.

*paid in full, I hereby release and discharge the same of record, this 18 day of January 1932. Vera Harmon, Witnessed by M. L. ...*

## Madison County, Iowa

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It is further agreed that mortgagor shall keep buildings and property covered by this mortgage insured, for at least-- of its actual cash value, in good, reliable insurance companies approved by mortgagee, with clause attached, "Loss, if any, payable to mortgagees, as their interest may appear," and shall pay all premiums in connections therewith. In default of same, said mortgagee shall have the right to insure said buildings and property and pay the premium therefor and this mortgage shall stand as security for the moneys so advanced for premiums and all expenses in connection therewith, and all moneys so advanced shall draw interest at the rate of eight per cent per annum.

In event of the foreclosure of this mortgage, it is agreed that a reasonable attorney's fee shall be by the Court also taxed and included by the Court in the decree of foreclosure of this mortgage, and the mortgage shall also stand as security for the same, and the same shall be included in the special execution, and be made with the other money and costs on the Sheriff's sale of said land.

Signed this 11th day of November A.D. 1918.

Carolina Amanda Thraikill  
J. C. Thraikill

State of Iowa, Dallas County SS: On this 11th day of November A.D. 1918, before me personally appeared Carolina Amanda Thraikill & J. C. Thraikill (Wife & Husband) to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Rex Spooner  
Notary Public in and for said County.