

FIDLER & CHAMBERS, DAVENPORT, IOWA.

upon any of the above described mortgages, or upon any of said mortgages becoming in any way

H.S. Thomson

Notary Public in and for said County

Chas W. McBride)
to)
A.D. Hartley) Mtg.

Filed for record the 5th day of March A.D. 1921 at 11.15 o'clock A.M.

Nettie B. Dinship, Recorder
fee \$.70 # 576. ✓

KNOW ALL MEN BY THESE PRESENTS: That Chas W. McBride and Maude C. McBride, husband and wife of the County of Madison and State of Iowa, parties of the first part in consideration of Four Thousand Two Hundred & 00/100 Dollars, in hand paid by A.D. Hartley of the County of Carbon and State of Utah 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 North Half of the Southwest Quarter & the South West Quarter, of the Southwest Quarter of Section Thirty two Township 77, North Range 28 West 5th P.M. Iowa.

subject to incumbrances as follows to-wit: a First Mortgage of \$27000 .00 due Mar 1st, 1930.

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 party of the first part hereby covenants that the above described premises are free from any incumbrances except as above stated and that they 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 Chas W. McBride or his heirs, executors, administrators, or assigns shall pay the said A.D. Hartley or his heirs, executors, administrators, or assigns the sum of Forty Two Hundred Dollars, on the 1st day of March 1926, with interest thereon payable annually at the rate of six per cent per annum according to the tenor and effect of the one promissory note of the said Chas W. McBride payable to said A.D. Hartley or order and bearing date Mar 1st, 1921 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, 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

For Release of encumbered Mortgages see
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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 of 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.

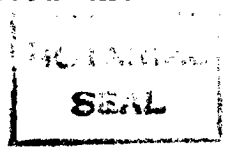
And said Maude C. McBride hereby relinquishes her right of dower in the foregoing described real estate, subject to the above reservations and conditions.

Signed by the parties of the first part this 1st day of March A.D. 1921.

Chas W. McBride
Maude C. McBride

State of Iowa, Madison County SS: On this 1st day of March A.D. 1921, before me H.S. Thomson a Notary Public in and for said County, personally appeared Chas W. McBride and wife Maude C. McBride, 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 .



H.S. Thomson
Notary Public in and for said County.