

Arthur B. Morgan )  
to Trust  
John Fischer, Trustee ) Deed

Filed for record the 7th day of March A.D. 1921 at 9.28  
o'clock A.M.

Nettie E. Winship, Recorder  
Fee \$1.40 # 591

THIS INDENTURE WITNESSETH: THAT THE GRANTOR, Arthur B. Morgan (widower) of the city of Minneapolis in the County of Hennepin and State of Minnesota for and in consideration of the sum of Seven Thousand (\$7,000.00) Dollars in hand paid, Conveys and Warrants to JOHN FISCHER TRUSTEE, of the City of Kewanee, County of Henry and State of Illinois, the following described Real Estate to-wit:

The South West Quarter of Section Twenty four (24) excepting therefrom one-half acre out of the Northwest corner of the South West Quarter of the South West Quarter of said Section Twenty four (24), the West Half of the South East Quarter of Section Twenty four (24) and the North Half of the North West Quarter of Section Twenty five (25), (excepting one-fourth of an acre out of the South West Corner thereof used for right of way of railway) and the North two and one-half (2½) acres of the South East Quarter of the North West Quarter and the West three (3) acres of the North West Quarter of the North East Quarter of Section Twenty-five (25), all in Township Seventy six (76) North, Range Twenty seven (27) West of the Fifth Principal Meridian.

situated in the County of Madison, in the State of Iowa hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Iowa and all right to retain possession of said premises after any default in payment, or a breach of any of the covenants or agreements herein contained.

IN TRUST, nevertheless, for the following purposes;

WHEREAS, The said Arthur B. Morgan, Grantor herein is justly indebted upon seven Promissory Notes, bearing even date herewith, payable to the order of Himself and by himself duly endorsed and delivered, each for the sum of One Thousand (\$1,000.00) Dollars, payable at the Savings Bank of Kewanee, Kewanee, Illinois, one year after date with interest after maturity at the rate of seven per cent per annum.

The interest on the above notes to the maturity thereof at the rate of seven per cent per annum, is evidenced by the one interest coupon attached to each of the above principal notes, bearing even date with and payable to bearer at the same place as the above principal notes, for the sum of Seventy (\$70.00) Dollars, and due one year after date with interest after maturity at the rate of seven per cent per annum.

Now if default be made in the payment of the said seven Promissory Notes, or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste, or non-payment of taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then in such case the whole of said principal sum and interest, secured by the said seven Promissory Notes, shall thereupon at the option of the legal holder or holders thereof, become immediately due and payable; and, on the application of the legal holder of said Promissory Notes, or either of them, it shall be lawful for the said grantee, or his successors in trust, to enter into and upon and take possession of the premises hereby granted, or any part thereof, and collect and to receive all rents, issues and profits thereof; and, in his own name or otherwise to file a bill or bills in any court having jurisdiction thereof, against the said party of the first part his heirs, executors, administrators and assigns, to obtain a decree for the sale and conveyance of the whole or any part of said premises for the purpose herein specified, by said party of the second part, as such trustee or as a special commissioner, or otherwise, under order of court, and out of the proceeds of any such sale to first pay the costs of such suit, all costs of advertising, sale and conveyance, including the reasonable fees and commissions of said party of the second part, or person who may be appointed to execute this trust, and a reasonable attorney's and solicitor's fees and also

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all other expenses of this trust, including all moneys advanced for abstracts of title, insurance, taxes and other liens or assessments, with interest thereon at seven per cent per annum, then to pay the principal of said notes whether due and payable by the terms thereof, or the option of the legal holder thereof, and interest due on said notes up to the time of such sale, rendering the overplus, if any, unto the said party of the first part, his legal representatives or assigns, on reasonable request, and to pay any rents that may be collected after such sale and before the time of redemption expires, to the purchaser, or purchasers, of said premises at such sale or sales, and it shall not be the duty of the purchaser to see to the application of the purchase money.

When the said notes and all expenses accruing under this Trust Deed shall be fully paid, the said grantee or his successors or legal representatives shall re-convey all of said premises remaining unsold to the said grantor or his heirs or assigns, upon receiving his reasonable charges therefor. In case of the death, resignation, removal from said Henry County, or other inability to act of said grantee, then William E. Gould, of said Henry County, is hereby appointed and made successor in trust herein, with like power and authority, as is hereby vested in said grantee. It is agreed that said grantor shall pay all costs and attorney's fees incurred or paid by said grantee or the holder or holders of said notes, in any suit in which either of them may be plaintiff or defendant, by reason of being a party to this trust deed, or a holder of said notes, and that the same shall be a lien on said premises, and may be included in any decree ordering the sale of said premises and taken out of the proceeds of any sale thereof.

Witness The hands and seals of said grantors this 28th day of February A.D. 1921.

Witness  
E. J. McCarthy  
E. S. Pedene

Arthur B. Morgan (Seal)

State of Minnesota County of Hennepin SS: I, Ernest S. Pedene, a Notary Public, in and for said County, in the State aforesaid, Do hereby Certify that Arthur B. Morgan (widower) personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and my seal, this 3rd day of March A.D. 1921.

Ernest S. Pedene  
Notary Public Hennepin County, Minn.  
My commission expires Feb. 27, 1922.

Filed for record the 7th day of March A.D. 1921 at