

County Public Register Hennepin County, Minn.
My commission expires Feb. 27, 1922.

A.L. Rockwell & wife) Trust
to) Deed
John Fischer, Trustee)
Filed for record the 7th day of March A.D. 1921 at
1.18 o'clock P.M.
Nettie E. Winship, Recorder
Fee \$1.40 # 606

THIS INDENTURE WITNESSETH: THAT THE GRANTORS, A.L. Rockwell & Lottie L. Rockwell, his wife, of the city of Grand Junction in the County of Greene and State of Iowa for and in consideration of the sum of Sixteen Hundred (\$1600.00) Dollars in hand paid, Convey and Warrant to JOHN FISCHER TRUSTEE, of the City of Kewanee, County of Henry and State of Illinois, subject to first mortgage of \$2400.00 now on said premises the following described Real Estate to-wit;

The South West Quarter of the North West Quarter of Section Fifteen (15) in Township Seventy five (75) Range Twenty nine (29) 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;

For Release of annexed Mortgage see
Mortgage Record Page 616.

WHEREAS, The said A. L. Rockwell, Grantor herein is justly indebted upon Four Promissory Notes bearing even date herewith, payable to the order of Himself and by himself duly endorsed and delivered, for the principal sum of Sixteen Hundred (\$1600.00) Dollars: three notes of \$500.00 each, numbered 1 to 3 inclusive, and one note of \$100.00, numbered 4; all payable at the Savings Bank of Kewanee, Illinois, three years 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 six per cent per annum, is evidenced by the three interest coupons attached to each of the above principal notes; the interest coupons attached to principal notes numbered 1 to 3 inclusive, for the sum of Thirty (\$30.00) Dollars each, and the interest coupons attached to principal note numbered 4, for the sum of Six (\$6.00) Dollars each; all bearing even date with and payable to bearer at the same place as the above principal notes, and due in one, two and three years after date respectively, with interest after maturity at the rate of seven per cent per annum.

It is also agreed that the grantor shall have the privilege of paying any or all of the above notes on any interest paying day during the term of this loan.

Now, If default be made in the payment of the said four 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 four 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, their 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 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, their 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 successor or legal representatives shall re-convey all of said premises remaining unsold to the said grantors or their 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

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hereby vested in said grantee. It is agreed that said grantors, 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 First day of March A.D. 1921

A.L.Rockwell (Seal)
Lottie L.Rockwell (Seal)

State of Iowa County of Greene SS: I, F.J.Murdock, Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that A.L.Rockwell and Lottie _ Rockwell, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 Notarial seal, this 3rd day of March, A.D. 1921

F.J.Murdock
Notary Public.

Filed for record the 8 day of March A.D. 1921 at