

Mortgage Record, No. 74,

FIDLAR & CHAMBERS, DAVENPORT, IOWA.

My commissions expires July 4, 1924.

Avis A. Asay & husb)
to Mtg.
Wm. Roberts)

Filed for record the 21st day of April A.D. 1922 at 9.42
o'clock A.M.

Nettie E. Winship, Recorder
Fee \$.80 # 1007 ✓

KNOW ALL MEN BY THESE PRESENTS: That Avis A. Asay and C.R. Asay (husband) of Dallas County, and State of Iowa in consideration of the sum of Four Thousand Dollars, in hand paid by Wm. Roberts of Dallas County, and State of Iowa do hereby Sell and Convey unto the said Wm. Roberts the following described premises, situated in the County of Madison and State of Iowa to-wit:

The North East Quarter (1/4) of Section Eleven (11) and the West Half (1/2) of the North West Quarter (1/4) of Section Twelve (12) Township Seventy Five (75) North of Range Twenty-eight (28) West 5th P.M. all in Madison County, State of Iowa.

Subject to a mortgage of Twenty Thousand Dollars, a mortgage of Four Thousand dollars and a mortgage of Six Thousand dollars, all on the above described property.

And we hereby covenant with the said Wm. Roberts that we hold said premises by title in fee simple; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever; and we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever; and the said C.R. Asay and Avis-- Asay hereby relinquish their right of dower in and to the above described premises.

PROVIDED ALWAYS, and these presents are upon this express condition, that if the said Avis-- Asay and C.R. Asay their heirs executors or administrators, shall pay or cause to be paid to the said Wm. Roberts his executors and administrators or assigns, the sum of Four Thousand Dollars on the 1st day of September 1922 with interest thereon according to the tenor and effect of the one promissory note of the said Avis-- Asay and C.R. Asay payable to Wm. Roberts bearing date April 19th, 1922 then these presents to be void, otherwise to remain in full force.

Witnessed by Olive M. Garrison, Recorder
Filed for record, this 21st day of May 1922
Nettie E. Winship, Recorder

Madison County, Iowa

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And it is hereby agreed, that the said Avis -- Asay and C.R.Asay shall keep the buildings on said property insured in a good and reliable company, to be selected by said mortgagee, in the sum of Twenty Five Hundred Dollars.

And it is hereby further agreed, that if the said Avis-Asay and C.R.Asay allows the taxes to become delinquent upon said property, or permits the same or any part thereof, to be sold for taxes, or if they fail to pay the interest on said note promptly as the same becomes due, the note secured hereby shall become due and payable in 30 days there-after; and the mortgagee, his heirs or assigns, may proceed to at once foreclose this mortgage; and in case it becomes necessary to commence proceedings to foreclose the same then the said Avis-Asay and C.R.Asay in addition to the amount of said debt, interest and costs, agree to pay to the mortgagee herein named, or to any assignee of the mortgagee herein, a reasonable attorney's fee for collecting the same, which fee shall be included in Judgment in such foreclosure case.

Rents and profits of said property are pledged as security for this debt. It is hereby agreed that in case of foreclosure for any default, the mortgagee shall have all rents and profits arising from the property during foreclosure, and during the year allowed for redemption, said rents and profits to apply on the debt secured hereby.

Signed and delivered this 19th day of April A.D.1922.

Avis A.Asay
C.R.Asay

State of Iowa Dallas County SS: On this 19th day of April A.D.1922, before me Lloyd R.Roberts a Notary Public within and for said County, personally came Avis A.Asay and C.R.Asay personally to me known to be the identical persons whose names are affixed to the above instrument as grantor and severally acknowledged the same to be their voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Adel Iowa, on the date last above written.

Lloyd R.Roberts
Notary Public Dallas County, Iowa.