

## Mortgage Record, No. 74,

FIDLAR &amp; CHAMBERS, DAVENPORT, IOWA.

F. M. Simmons,  
Notary Public

My Commission expires July 4, 1921.

Emil Johnson & wife)  
to Second Mtg.  
Peter, Maggie and )  
Jennie McQuie )

Filed for record the 30 day of January A.D. 1922,  
at 10.06 o'clock A.M.

Nettie E. Winship, Recorder  
Winifred Whedon, Deputy  
Fee \$.90 # 171 ✓

KNOW ALL MEN BY THESE PRESENTS: That we, Emil Johnson and Anna Johnson husband and wife, of the County of Madison and State of Iowa, party of the first part in consideration of Two thousand & no/100 Dollars, in hand paid by Peter, Maggie and Jennie McQuie of the County of Madison and State of Iowa party of the second part, do by these presents, Grant, Bargain, Sell and Convey unto the second party their 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 West Half of the Southeast Quarter, of Section Two (2), in Township Seventy six (76) North, Range Twenty nine (29), West of the 5th P.M. (except One acre used as school site) subject to incumbrances as follows, to-wit: a mortgage of Five thousand five hundred & no/100 Dollars (\$5500.00) dated November 23rd, 1921, in favor of the Bankers Life Company of Des Moines, Iowa, and which is due on the 1st day of December, 1926.

To Have and To Hold the premises above described, with the appurtenances thereunto belonging unto the said second party and to their 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 their 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 Emil Johnson or his heirs, executors, administrators, or assigns shall pay the said Peter, Maggie and Jennie McQuie or their heirs, executors, administrators, or assigns the sum of Two thousand & no/100 Dollars on the 1st day of March, 1923 with interest thereon payable annually at the rate of six per cent per annum according to

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the tenor and effect of the one promissory note of the said Emil Johnson payable to said Peter, Maggie and Jennie McQuie or order and bearing date November 28th, 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 <sup>such</sup> 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; 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 or 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 <sup>a reasonable</sup> any other other lawful method to collect such amount with all costs, including attorney's fee for plaintiff's attorney.

And said Anna Johnson 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 28th day of November, A.D., 1921.

Emil Johnson  
Anna Johnson

State of Iowa, Madison County SS: On this 28th day of November, A.D. 1921, before me Scott Shifflett, a Notary public in and for said County, personally appeared Emil Johnson and Anna Johnson, husband and wife 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.

Scott Shifflett  
Notary Public in and for said County.

Oil-Treated by Scott Shifflett, Notary