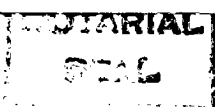


Madison County, Iowa

Book 74



A.M. Compton
Notary Public in and for Dallas County, Iowa.

W.R. Moore & wife) Mtg.
to
State Bank of Dexter)

Filed for record the 17th day of March A.D. 1922
at 9.55 o'clock A.M.

Nettie E. Winship, Recorder
Fee \$.90 # 645 ✓

KNOW ALL MEN BY THESE PRESENTS: THAT W.R. Moore and Essie M. Moore, (husband and wife) of the County of Madison and State of Iowa, in consideration of the sum of two thousand Dollars, in hand paid, do hereby sell and convey unto State Bank of Dexter, of the County of Dallas State of Iowa the following described premises, situated in the County of Madison State of Iowa, to-wit:

The north one half ($N\frac{1}{2}$) of the south east quarter ($SE\frac{1}{4}$) of section number two (2) and the north one half ($N\frac{1}{2}$) of the south west quarter ($SW\frac{1}{4}$) of section number one (1), township seventy four (74) north, Range twenty eight (28), west of the fifth P.M. Iowa.

Subject to a mortgage of sixteen thousand dollars now against said above described land. and which the said first parties represents to belong to them under legal title.

The intention being to convey hereby an absolute title in fee simple, including all the rights of homestead, to have and to hold the premises above described, with all the appurtenances thereto belonging, to the said State Bank of Dexter, and to its successors and assigns forever;

PROVIDED, always, and these presents are upon the express condition that if the said W.R. Moore and Essie M. Moore heirs, executors administrators or assigns shall pay or cause to be paid to the said State Bank of Dexter, heirs, executors, administrators or assigns the sum of two thousand dollars on March 1st, 1923, with interest thereon at the rate of eight per cent per annum, until the same is fully paid, according to the tenor and effect of the one notes of said W.R. Moore and Essie M. Moore, bearing even date with these presents, then these presents to be void, otherwise to be and to remain in full force and effect. And in case of the non-payment by the said party of the first part, or their heirs, executors or administrators, of the said interest or principal, or any part thereof, for the space of thirty days after the same becomes due, or on their failure to pay any taxes or assessments that

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may be taxed or assessed on said premises until the same shall have become delinquent or to further secure said note by insurance of buildings on said land in the sum of \$-- in a stock company approved by mortgagee, or if any of the statements herein made shall at any time prove untrue, then the whole principal sum and interest shall become due and payable -- State Bank of Dexter, Dexter, Iowa.

And it is also further agreed by the mortgagor that if it becomes necessary to foreclose this mortgage, a reasonable amount shall be allowed as attorney's fee, and be included with the cost of foreclosing.

And the mortgagor herein declares that the said premises are free and clear from all liens incumbrances, taxes or assessments, and agrees to pay all taxes or assessments that shall be ^{or assessed} taxed on said premises from date hereof until the said sum shall be fully paid, as aforesaid.

IT IS ALSO AGREED, that in case of default in any respect so that this mortgage can be foreclosed, the rents and profits of said premises, as well before as after sale on execution, are hereby pledged to the payment of the moneys secured hereby, and that on the commencement of an action to foreclose this mortgage, the Plaintiff therein shall be entitled to the appointment of a receiver, with the usual powers to take and hold such rents and profits for the benefit of the plaintiff and subject to the order of the court. Cancellation hereof to be at mortgagor's expense.

And the said W.R. Moore and Essie M. Moore hereby relinquishes their right of dower, and all rights of any kind whatever, in and to the above described premises.

Dated this 13th day of March A.D. 1922.

W.R. Moore
Essie M. Moore

State of Iowa, Madison County ss: On this 15th day of March A.D. 1922, before me W.T. Guiher, a Notary Public in and for said County, personally appeared W.R. Moore and Essie M. Moore 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 as grantors and acknowledged that the- executed the same as their voluntary act and deed.

MADE under my hand and seal of office the day and year last above written.

W.T. Guiher
Notary Public in and for said County.