

Madison County, Iowa

Book 74

B.A.Wallace ) Second  
to Mtg.  
H.W.Binder & Co)

Filed for record the 28th day of March, A.D. 1922 at  
9.30 O'clock A.M.  
Nettie E. Winship, Recorder  
Fee \$ .50 # 760

KNOW ALL MEN BY THESE PRESENTS: That we, B.A.Wallace, (unmarried) of Madison County, and State of Iowa, first party, for the consideration of \$250.00 hereby convey to H.W. BINDER & COMPANY, of Council Bluffs, Iowa, second party, the following described premises, situated in MADISON County, and State of Iowa, to-wit:

The Southeast quarter (SE $\frac{1}{4}$ ) and Northeast quarter of Southwest quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section No. 25, all in Township No. 74 N. Range No. 28, West 5th P.M.

And I warrant the title against all persons whomsoever, and release all right of home- stead in said land.

To be void upon condition that B.A.Wallace pay unto said second party, or order Two hundred fifty Dollars, in Five installments, according to a promissory note, payable at the office of H.W.BINDER & COMPANY, in Council Bluffs, Iowa, executed by B.A.Wallace to said second party, bearing even date herewith. The non-payment when due, of any installment on said note, causes said note to become due at once, and the whole shall bear 8 per cent interest per annum from this date. In case of foreclosure, said first party agrees to pay a reasonable attorney's fee. This mortgage is junior to a prior mortgage of \$10,000 on said land executed by the first party of the second party. The note hereby secured becomes due at once, and this mortgage may be foreclosed upon a failure to perform any agreement in said prior mortgage or upon the payment of said prior mortgage before the note thereby secured matures. The note hereby secured represents commissions due to the mortgagee, and the full amount thereof is to be paid without conditions or exception.

Dated this 31st day of January, 1922.

B.A.Wallace

STATE OF IOWA Floyd County SS: On this 31st day of January, 1922 before me, a notary public in and for said County personally appeared B.A.Wallace (unmarried) to me personally known to be the identical person whose name is affixed to the foregoing instrument as grantor, and acknowledged the same and the execution thereof to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Lillie M. Woelfer  
Notary Public



For Release of unrecorded Mortgage see  
Mortgage Record 81 Page 482