

## Mortgage Record, No. 74,

J.L.Brown & wife (m & wife)  
to Contract.  
J.T.Duncan )

Filed for record the 15th day of April A.D.1922 at 3.59  
o'clock P.M.

Nettie E.Winship,Recorder  
Fee \$.50 # 955 ✓

This agreement made and entered into by and between J.L.Brown and his wife Martha Brown of Winterset, Iowa party of the first part, and J.T.Duncan of Winterset, Iowa party of the second part, witnesseth;

That the said J.L.Brown and his wife Martha Brown has this day sold to the said J.T.Duncan the following described premises situated in Madison County Iowa, to-wit:

Lot Two (2) in Block Five (5) in North Addition to the City of Winterset, Iowa.  
for the sum of Seven Hundred (\$700.00) Dollars payable as follows: Two Hundred Fifty (\$250.00) Dollars on the execution of this contract, the receipt of which is hereby acknowledged, and the sum of Thirty Five (\$35.00) Dollars every three months hereafter; the unpaid purchase price of said premises to draw seven (7) per cent interest per annum payable on the 15th day of April of each year until this contract is completed.

Possession to be given to the said J.T.Duncan on execution of this contract.

Deed to be executed and delivered to Leo C. Percival of Winterset, Iowa to be held in escrow to be delivered upon final payment of all due under this contract.

Said first parties to deliver abstract of title showing good merchantable title free of all liens.

First party to pay the 1921 taxes, Second party to pay the 1922 taxes and all subsequent years.

Second part to keep the premises insured. This contract to be performed at Winterset, Iowa.

Dated this 15th day of April 1922.

J.L.Brown  
Martha Brown  
J.T.Duncan

State of Iowa Madison County SS: On this 15th day of April 1922 before me, Leo Percival a Notary Public within and for said County, personally appeared J.L.Brown and his wife Martha Brown and also J.T.Duncan personally to me known to be the identical persons whose names are affixed to the above contract and acknowledged the execution of 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 seal on the date last above written.

Leo Percival  
Notary Public for Madison County, Iowa.

