

Madison County, Iowa

Book 74

Frieda Vonsien,
Notary Public, Scott County, Iowa.

SEAL

Chas.B.Binns & wf.) Filed for record the 23rd day of May, A.D. 1923, at
to (Mtg.) 5 o'clock P.M.
Mrs. Ella L. Garrett) #1598 Fee \$.80 ✓ Olive M. Garrison, Recorder.
This Mortgage made the 1st day of March, 1919, by and between Charles B. Binns and Emma C. Binns,

husband and wife, of Madison County, and State of Iowa, hereinafter called the mortgagors, and Mrs. Ella L. Garrett, hereinafter called the mortgagee. WITNESSETH: That the mortgagors in consideration of the sum of Six Thousand Five Hundred and no/100 (\$6500.00) Dollars, paid by the mortgagee, do hereby convey to the mortgagee, her heirs and assigns, forever, the following tracts of land in the County of Madison, State of Iowa, to-wit:

The South Half (1/2) of the North East Quarter (1/4) of Section Three (3) in Township Seventy-six (76) North, of Range Twenty-eight (28) West of the 5th P.M., Iowa.

This mortgage is made subject to a first mortgage of \$3500.00 to the Provident Life and Trust Co., of Philadelphia, Pa., containing in all 80 acres, with all appurtenances thereto belonging, and the mortgagors warrant the title against all persons whomsoever.

All rights of homestead and contingent interests known as Dower, or however else, are hereby conveyed. To be void upon the following conditions: First. That the mortgagors shall pay to the mortgagee or her heirs, executors, or assigns, the sum of Six Thousand Five Hundred and no/100 (\$6500.00) Dollars, on the 1st day of March, A.D. 1924, with interest at the rate of 5 1/2 per cent per annum, payable semi-annually according to the tenor and effect of the one certain promissory note of the said Chas. B. Binns and Emma C. Binns, bearing even dates with these presents; principal and interest payable at Winterset, Iowa. Second. That the mortgagors shall keep the buildings on said real estate insured in some responsible company or companies, satisfactory to mortgagee, for the use and security of the mortgagee, in a sum not less than their insurable value, and deliver to the mortgagee the policies and renewal receipts. Third. The mortgagors shall pay, when due, all taxes and assessments, either general or special, levied or assessed against said premises; if mortgagors fail either to pay such taxes or effect such insurance, then the mortgagee may do so, and the amounts paid shall be recovered with eight per cent per annum interest thereon, from the mortgagors, and constitute a portion of the debt hereby secured.

A failure to comply with any one or more of the above conditions of this mortgage, either wholly or in part, including the payment of interest when due, shall at the mortgagee's option, cause the whole sums hereby secured to become due and collectible forthwith without notice or demand, and the mortgagee shall be, and hereby is, authorized to take immediate possession of ^{all} said property, and to rent the same, and shall be held liable to account to the mortgagors only for the net profits thereof, and such possession for such purposes shall continue to the end of the year of redemption. It is also agreed that the taking possession thereof as above provided shall in no manner prevent or retard mortgagee in the collection of said sums by foreclosure or otherwise. And in the event a suit is lawfully commenced to fore-

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FIDLER & CHAMBERS, DAVENPORT, IOWA.

the costs of the suit and collected in the same manner. In Witness Whereof, signed by the mortgagors, the day and year first herein written.

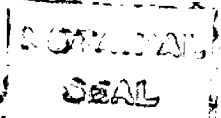
Chas.B.Binns.
Emma C.Binns.

State of Iowa, Madison County, ss.

On the first day of March A.D.1919, before the undersigned, a Notary Public in and for said County, came Charles B.Binns and Emma C.Binns, husband and wife, to me personally known to be the identical persons whose names are subscribed to the foregoing mortgage as makers thereof, and acknowledged the same to be their voluntary act and deed.

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

S.A.Hays,
Notary Public, Madison County, Iowa.



Eleanor Lauchove)

Filed for record the 22nd day of March 1919

