

Mortgage Record No. 75, Madison County, Iowa

KOCH BROTHERS, INC., DES MOINES, IOWA

Witness my hand and official seal, day and year last above written.

NOTARIAL

My Commission Expires Feb. 14th 1925.

E.F.Platt & wife) Filed for record the 30th day of July A.D. 1923, at 8/45 o'clock
to (Mtg.) A.M.
Louis Platt) #1978 Fee \$.80 ✓ Olive M. Garrison, Recorder.
Know All Men by These Presents: That we E.F.Platt and Julia A.Platt (Husband and Wife)
of the County of Madison and State of Iowa, in consideration of the sum of Three Thou-
sand and no/100 DOLLARS, in hand paid, do hereby Sell and Convey unto Louis Platt of
the County of Madison and State of Iowa, the following described premises, situated in
the County of Madison and State of Iowa, to-wit: The North one half (N $\frac{1}{2}$) of the North
east quarter (NE $\frac{1}{4}$) and the Southwest quarter (SW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of
Section Thirty-one (31) Township Seventy-five (75) Range Twenty-nine (29) West of the
5th P.M. Iowa, containing One Hundred Eighteen (118) Acres more or less according to
Government Survey. 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, unto the said Louis Platt
and to his heirs and assigns, forever. PROVIDED ALWAYS, and these presents are upon
the express conditions, that if the said E.F.Platt, his heirs, executors or administra-
tors shall pay or cause to be paid to the said Louis Platt his heirs, executors, admin-
istrators or assigns the sum of Three Thousand and no/100 Dollars, on the 1st day of
March, 1925, Dollars, on the --day of ---191- Dollars, on the ---day of ---191- Dollars
on the ---day of ---191- Dollars, on the ---day of --- 191- Dollars, on the ---day of
----191-. With option of paying \$100.00 or any multiple thereof on any interest pay
day., with interest thereon at the rate of 5 per cent per annum, payable annually, and
until the same is fully paid, according to the tenor and effect of the one promissory
note of said E.F.Platt and Julia A.Platt, bearing even date with these presents, then

This mortgage having been paid in full, I hereby release and discharge the same of record, this 1st day of Feb. 1925

Louis E. Platt
Witnessed by Gladys B. DeVault
Recorder

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FOCH BROTHERS, INC., DES MOINES 17335

And in case of the non-payment by the said party of the first part, or his heirs, executors or administrators, of the said interest or principal or any part thereof, at the time the same becomes due or a failure on their part to pay the taxes of any year before the same becomes delinquent, or in case the said party of the first part shall commit or suffer to be committed, any waste upon said premises, or shall allow the same to diminish in value through any act or omission upon their part, then in case of the occurrence of either of said events, the whole principal sum and interest shall become due and payable. 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 taxed as a part of the cost of foreclosing. And it is further agreed that in case said property shall become insufficient to secure the said indebtedness, and proceedings to foreclose this mortgage are commenced, that a receiver be appointed to take charge of said premises and collect the rents, issues and profits from the time of commencement of said proceedings, to be applied in payment of the sum above mentioned. The said party of the first part also agrees to pay all taxes or assessments that shall be taxed or assessed on said premises from the date hereof, until the sum shall be fully paid as aforesaid.

And the said Julia A. Platt hereby relinquishes all her right of dower in and to the above described premises. Signed this 24th day of February A.D. 1920. E.F. Platt.
Julia A. Platt.

State of Iowa, Madison County, ss.

On this 24th day of February A.D. 1920, before me W.W. Walker, a Notary Public in and for said County, personally came E.F. Platt and Julia A. Platt (Husband and Wife) to me personally known to be the identical persons whose names are affixed to the above instrument as grantors and severally acknowledged the execution of the same to be their voluntary act and deed, for the purpose therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal, at Macksburg on the day and date last above written. W.W. Walker,
Notary Public



Filed for record July 30th A.D. 1923 at 10/20

interest after due, according to the tenor and effect of the one party
said William A. Gardner and Minnie G. Gardner payable to said M.G. Bacon and bearing even
date herewith: That said first party shall pay all taxes, and assessments, both