

Mortgage Record No. 75, Madison County, Iowa

FOCH BROTHERS, INC. DES MOINES 17335

W. D. Downs, Notary Public.

Madison County, Iowa.

T. E. & Hester J. Muselman) Filed for record the 24th day of September A.D. 1923, to (Mtg. Deed. #2244 Fee \$.80 at 10/30 o'clock A.M. Truro Savings Bank ) Olive M. Garrison, Recorder.

Know All Men by These Presents: That T. E. Muselman and Hester J. Muselman, husband and wife of the County of Madison and State of Iowa, for the consideration of the sum of Three Thousand Five Hundred and no/100 (\$3500.00) Dollars, hereby convey to Truro Savings Bank of the County of Madison and State of Iowa, the following described Real Estate, situated in the County of Madison and State of Iowa, to-wit:

The west half (1/2) of the northwest one fourth (1/4) section Thirty-four (34) and the Southeast one-fourth of the North east one-fourth (1/4) Section thirty-three (33) and the North east one-fourth (1/4) of the southwest one-fourth (1/4) Section thirty-four (34) all in township Seventy-four (74) Range twenty-six (26) west of the fifth P.M., containing 160 acres more or less. This mortgage is taken subject to a loan of Nine Thousand (\$9000.00) held by First Joint Stock Land Bank, Chicago, Ill.. and we

And we warrant the title of the same against all persons whomsoever. THIS CONVEYANCE TO BE VOID, if the said mortgagor pay or cause to be paid to the said mortgagee or their assigns the sum of Thirty-five Hundred and no/100 Dollars as follows:

\$2000.00 on the 21 day of September 1928, with interest at six per cent and Fifteen Hundred and no/100 on the 21st Day of September, 1928, with interest at rate of Seven per cent per anum. For which sum and interest he has given his promissory notes of

date September 21, 1923. The interest above specified to be paid annually, and all interest in arrears to draw as stated above. IT IS PROVIDED, HOWEVER, That said mortgagor shall, while any part of said principal or interest remains unpaid, pay all taxes

on said mortgaged property before they become delinquent and shall keep the buildings thereon insured to the satisfaction of the mortgagee, and the policy payable in case

For Release of annexed Mortgage see Mortgage Record 85 Page 425

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of loss, to the holder thereof, as his interest may then appear and in case of his failure to comply with either of these provisions, the holder hereof may at his option, cause such tax to be paid and insurance to be affected, and may thereupon add the amount so paid by him to the next sum falling due and shall have the above rate of interest thereon from the time of payment until repaid. IT IS PROVIDED, That if said mortgagor should fail to pay installments of principal and interest as they fall due or neglect or refuse to pay the taxes or effect the insurance as above provided for, for more than Ninety days, days, then the holder hereof may, at his option, without giving notice, consider the principal and interest, and the amount paid by him for taxes and insurance on said premises, due and payable, and may, without delay, proceed to foreclose this mortgage.

AND IT IS FURTHER PROVIDED, That in any action that may be brought for any sum due under the provisions of this mortgage by the holder hereof he shall be entitled to recover of the maker hereof a reasonable sum as attorney's fee, to be fixed by the court, and the expense of abstract of title preparatory to foreclosure. AND IT IS SPECIFICALLY PROVIDED, That this mortgage shall be a lien upon said above described premises for the full and complete performance of all stipulations contained herein.

IT IS FURTHER EXPRESSLY AGREED, That in case action is brought for foreclosure of this mortgage, the mortgagee is hereby authorized to take immediate possession of said property and to rent the same, and shall be liable to account to said mortgagor only for the net profits thereof. And for said purpose a receiver for said premises and rents and profits thereof may be appointed by the court or judge thereof.

Witness my hand and seal this 21st day of September, 1923.

T.E. Muselman.  
Hester J. Muselman.

State of Iowa, Madison County, ss.

On this 21st day of September A.D. 1923, before me, of I.E. Holmes, Notary Public, in and for said county, personally appeared T.E. Muselman and Hester J. Muselman, Husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and whose names are affixed to the above deed as grantors and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and Notary seal the day and year last above written.

I.E. Holmes,

Notary Public in and for said county.

NOTARIAL  
SEAL