

Mortgage Record No. 75, Madison County, Iowa

Koch Brothers Inc. Des Moines 1733E

N.L.Hansen & wife)
 to (Mtg. #2434
 Royal Union Mutual Life Ins. Co.)
 Des Moines, Iowa. Fee \$1.00 ✓

Filed for record the 31st day of October A.D. 1923,
 at 9 o'clock A.M.

Olive M. Garrison, Recorder.
 Adelaide Nicholson, Deputy.

This Indenture, Made and executed the Twenty-seventh day of October A.D. Nineteen Hundred and Twenty-three by and between N.L.Hansen and Cynthia Hansen, husband and wife, of the County of Cass and State of Iowa, parties of the first part, and The Royal Union Mutual Life Insurance Company of Polk County, State of Iowa, party of the second part, witnesseth: That the said parties of the first part for and in consideration of the sum of Sixteen Thousand and no/100 Dollars, paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party of the second part and its assigns, forever, the certain tract or parcel of Real Estate situated in the County of Madison and State of Iowa, described as follows, to-wit: North Half of Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Seven (7) and Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) and Northwest Quarter of Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Eight (8), Township Seventy-four (74), Range Twenty-six (26) West of the 5th P.M. containing one hundred sixty acres (160) more or less according to Government Survey thereof. To have and to hold the premises above described, with all the appurtenances thereunto belonging unto the said party of the second part, and to its assigns forever. The said parties of the first part hereby represents to and covenants with the party of the second part, that they have good right to sell and convey said premises; that they are free from incumbrance except these presents and that they will warrant and defend said premises against the lawful claims of all persons whomsoever, and the said Cynthia Hansen hereby relinquishes all her rights of dower in and to said premises; and said parties of the first part relinquishes and conveys all their right of homestead in said premises.

Provided always, and these presents are upon the express condition, that if the said parties of the first part, their heirs, executors, administrators or assigns, shall pay or cause to be paid to the said party of the second part or its assigns the sum of Sixteen Thousand and no/100 Dollars, according to the tenor and effect of the one promissory note of the said parties of the first part, bearing date of November 1, A.D. 1923 and due as follows to-wit: Sixteen Thousand & 00/100 Dollars on the 1st day of November, 1928, Dollars on the ---day of-- with interest on all of said money from the date of said note until paid, at the rate of six per cent per annum, payable annually, according to the conditions of said note and coupons thereon; principal and interest payable at the office of The Royal Union Mutual Life Insurance Company in Des Moines, Iowa. It is stipulated in said note and in this mortgage, that should any of said interest not be paid when due, it shall bear interest at the rate of eight per cent per annum from the date of such default, and this mortgage shall stand as security for the same. That said parties of the first part shall pay all taxes and assessments levied upon said Real Estate before the same become delinquent, and in case not so paid, the holder of this mortgage shall have the right to declare the whole sum of money herein secured due at once, or he may pay such taxes or assessments and be entitled to interest on the same at the rate of eight per cent per annum and this mortgage shall stand as security for such taxes, assessments and interest so paid. That said parties of the first part shall permit no waste on said premises, and shall keep all buildings, fences and other improvements on said premises in as good repair and condition as the same are at this date. It is further agreed that a failure to pay any of said money, either principal or interest, within thirty days after the same becomes due, or a failure to comply with any of the foregoing conditions, shall or may cause the whole sum of money herein secured to become due at once, at the option of the holders, and this

State Life Insurance Co. of Iowa
 For Assignment of unexpired Mortgages 2222
 Mortgage Record 75 Page 496

Decree of foreclosure of this mortgage
 entered Feb-3-1926 in the District Court
 of Madison County, Iowa, on page 522 record
 of said Court.
 Dec 31 1926
 Hiram Smith
 Clerk District Court.