

OGH BROTHERS, INC., DES MOINES 20226

FROM

W.A. Sellers and wife

TO

Security Loan and Title Company,
of Winterset, Iowa.

Filed for Record the 14th day of February

A. D. 19 23, at 11/40 o'clock A. M.

#359 Olive M. Garrison Recorder

By Adelaide Nicholson Deputy
Fee \$.80

This Mortgage Made the 13th day of February 19 23, by and
between W.A. Sellers and Ida M. Sellers, husband and wife,
of Madison County, and State of Iowa hereinafter called the mortgagor, and
SECURITY LOAN AND TITLE COMPANY, of Winterset, Iowa,
hereinafter called the mortgagee,

WITNESSETH: That the mortgagor, in consideration of the sum of
TWO THOUSAND and no/100 (\$ 2,000.00) DOLLARS,
paid by the mortgagee, do hereby convey to the mortgagee, its successors and assigns,
forever, the following tracts of land in the county of Madison, State of Iowa, to-wit:

The South Sixty acres of the
East Half of the Northeast
Quarter of Section 18, in
Township 75 North, of Range 27
West of the 5th P.M.
Madison County, Iowa.

containing in all sixty acres, with all appurtenances thereto belonging, and the mortgagor warrants the
title against all persons whomsoever.

All rights of homestead and contingent interests known as Dower, are hereby conveyed. To be void upon the
following conditions:

First. That the mortgagor shall pay to the mortgagee its successors or assigns,
the sum of Two Thousand and no/100 (\$ 2,000.00) Dollars,
on the 1st day of March, A. D. 19 28, with interest
according to the tenor and effect of the one certain promissory note of the said
W.A. Sellers and Ida M. Sellers bearing even
date herewith; principal and interest payable at the office of SECURITY LOAN AND TITLE CO. Winterset, Iowa.

Second. That the mortgagor 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 two-thirds
their value, and deliver to the mortgagee the policies and renewal receipts.

Third. The mortgagor shall pay when due, and before delinquent, all taxes which are, or become a lien on said
premises; if mortgagor fail either to pay such taxes, or promptly to effect such insurance, then the mortgagee may
do so; and should the mortgagee become involved in litigation, either in maintaining the security created by this mort-
gage, or its priority, then this mortgage shall secure to the mortgagee, the payment and recovery of all money, costs,
expenses or advancements incurred or made necessary thereby, as also for taxes or insurance paid hereunder; and all
such amounts shall be hereby secured, to the same extent as if such amounts were a part of the original debt secured
hereby, and with eight per cent per annum interest thereon, from the date of such payments.

Fourth. 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 sum hereby secured
to become due and collectible forthwith without notice or demand, and mortgagee shall be, and is hereby, authorized to
take immediate possession of all of said property, and to rent the same and shall be held liable to account to mort-
gagor 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 a receiver may be appointed to carry
out the provisions hereof.

Fifth. And in the event a suit is lawfully commenced to foreclose this mortgage, reasonable attorney's fees for
mortgagee's attorney are to be considered as a part of the costs of the suit and collected in the same manner.
Signed the day and year first herein written.

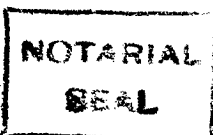
W.A. SELLERS

IDA M. SELLERS

STATE OF IOWA, }
MADISON COUNTY, } ss.

On this 13th day of February, A. D. 19 23, before me,
the undersigned, a Notary Public, within and for said County, personally appeared
W.A. Sellers and Ida M. Sellers, husband and wife
to me known to be the identical persons named in and who executed the foregoing mortgage as maker s thereof, and
acknowledged the execution of the same to be their voluntary act and deed

WITNESS my hand and Official Seal, the day and year last above written.



Bernice Niblo
Notary Public in and for Madison County, Iowa

For Release of annexed Mortgage see
Mortgage Record 55 Page 64

Extension
for Assignment of annexed Mortgage see
Mortgage Record 82 Page 515

The Hartford Steam Boiler Inspection and Insurance Company

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