

Mortgage Record, No. 74,

FIOLAR & CHAMBERS, DAVENPORT, IOWA.

Doris M. Craven & John C. Craven

Filed for record the 1st day of March 1923 at 9/17 o'clock A.M.

Notary Public in and for said county.

Doris M., Irene & Emma C. Craven)

Filed for record the 27th day of February A.D. 1923 at 11/37 o'clock A.M.

to Cordelia M. Smith) Mortgage.

#516 Fee \$.80 Olive M. Garrison, Recorder.

This Indenture, Made the 16th day of June A.D. Nineteen hundred and twenty-one between Doris

M. Craven, Irene Craven and Emma C. Craven of Madison County, and State of Iowa of the first part, and Cordelia M. Smith and Ruth M. Bowls of Omaha, Neb., of the second part, WITNESSETH:

That the said parties of the first part for the consideration of One Thousand Dollars, the receipt whereof is hereby acknowledged, do by these Presents Grant, Bargain, Sell and Convey unto the said parties of the second part, their heirs and assigns forever, the following described real estate lying and being situated in the County of Madison and State of Iowa, to-wit: A tract of land commencing at a point 30 rods west of the Northeast corner of the Northeast quarter (1/4) of the Northeast quarter (1/4) of Section Sixteen (16), in Township seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., and running thence West 9 rods, thence South 15 rods, thence East 9 rods, thence North 15 rods to the place of beginning, excepting therefrom the East 39 feet in width thereof. TO HAVE AND TO HOLD the

premises above described, with all the appurtenances thereunto belonging, unto the said second parties and to their heirs and assigns forever. The said parties of the first part hereby covenanting that the above described premises are free from any incumbrance and they will warrant and defend the title unto the said parties of the second part, their heirs and assigns, against all persons whomsoever lawfully claiming the same: Provided Always, and these presents are upon this express condition, that if the said Doris M. Craven, Irene

Craven and Emma C. Craven, their heirs, executors, or administrators, shall pay, or cause to be paid to the said Cordelia M. Smith and Ruth M. Bowls, executors, and administrators or assigns the sum of Two Hundred Dollars by the first day of May 1922, Two Hundred Dollars by the first day of May, 1923, Two Hundred Dollars by the first day of May 1924, Two Hundred Dollars by the first day of May 1925, Two Hundred Dollars by the first day of May 1926, and with interest thereon at 8% per annum according to the tenor and effect of the five promissory notes of the said Doris M., Irene and Emma C. Craven payable to Cordelia M. Smith, bearing even date herewith then these presents to be void, otherwise to remain in full force. And it is further agreed if default shall be made in the payment of said sums of money, or any part thereof, principal or interest, or if the taxes assessed on the above described real estate shall remain unpaid for the space of three months after the same are due and payable, then the whole indebtedness

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shall become due, and the said parties of the second part, their heirs or assigns, may proceed by foreclosure, or in any other lawful mode, to make the amount of said notes, together with all interest and costs, and all taxes and assessments accrued on said real estate, together with a reasonable fee for plaintiff's attorney, out of the aforesaid real estate.

And-----wife of the said ---hereby relinquishes her right of dower in the real estate ^{herein} mentioned, subject to the above reservations and conditions. In Testimony Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Doris M. Craven. (L.S.)
Irene Craven. (L.S.)
Emma C. Craven.

STATE OF IOWA,
Madison County, ss Be It Remembered, that on the 2 day of Sept, A.D. 1922, before the undersigned, a Notary Public, in and for said County, came Doris M. Craven, Irene Craven and Emma C. Craven to me personally known to be the identical persons whose names are subscribed to the foregoing deed as grantors, and acknowledged the instrument to be their voluntary act and deed and that they executed the same for the purposes herein mentioned.

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

Laura J. Iiams,
Notary Public.

