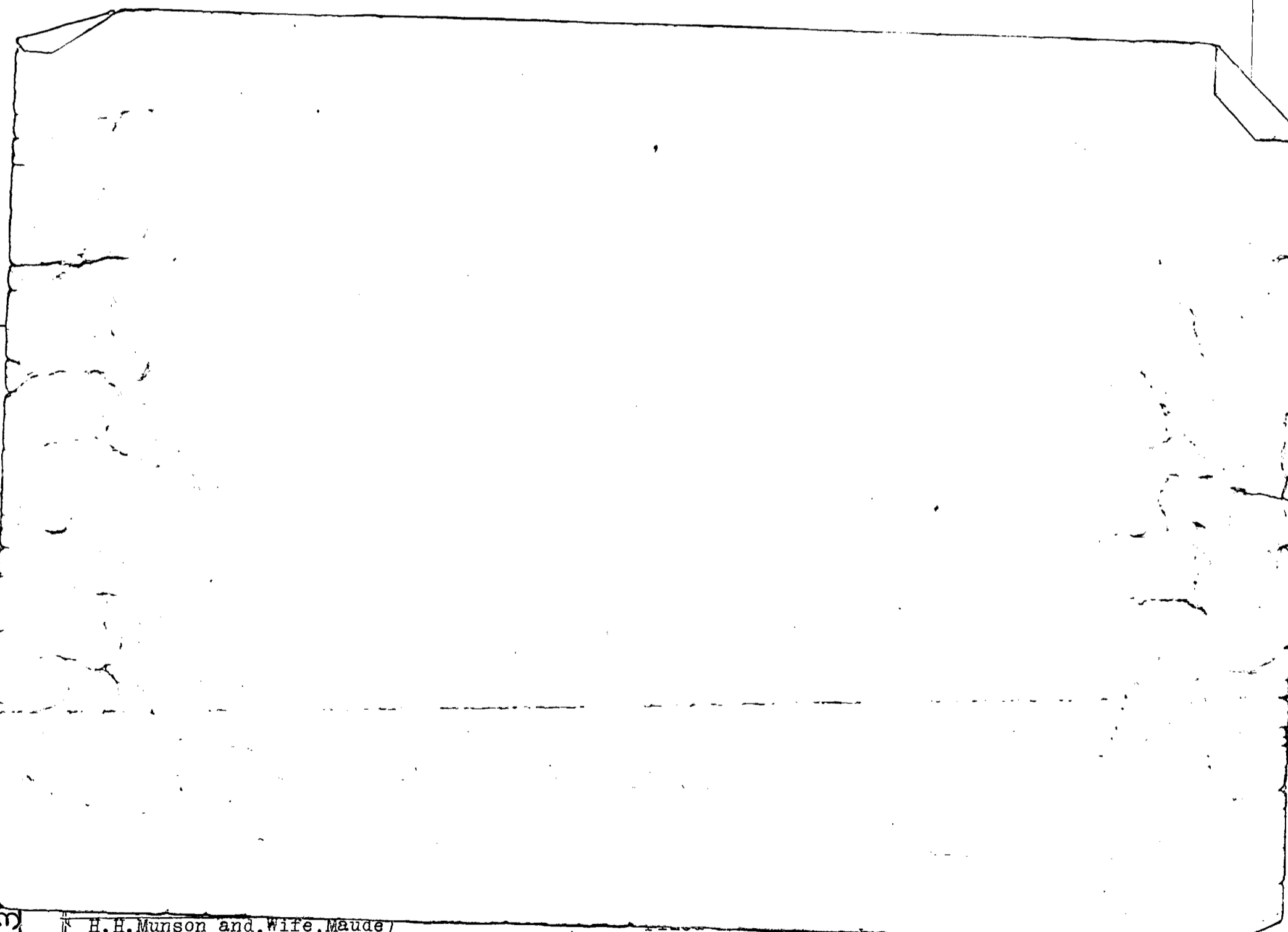


Mortgage Record, No. 74,

POLAR & CHAMBERS, DAYTON, IOWA



H. H. Munson and, Wife, Maude }
to }
Fredrick Anderson }

Mtg.

1923, at 11/44 o'clock, A.M.

Olive M. Garrison,

Recorder.

#57 Fee \$.80 ✓

In Consideration of Fifteen Hundred and No/100 DOLLARS, We H. H. Munson and Maude Munson, (Husband and wife) of Madison County, State of Iowa hereby SELL AND CONVEY unto Fredrick Anderson of the County of Polk and State of Iowa the following described premises, in the County of Madison, State of Iowa to-wit: Lot Fifteen (15) and the North One Hundred and Two (102) feet of Lot Sixteen (16) in Block Eight (8) in original Town of Truro, Iowa,

For Release of annexed Mortgage see
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Madison County, Iowa

Book 74

(Formerly called "Ego")

Any part of the principal may be paid at any interest payment date by giving thirty days notice in writing.

And we do hereby covenant with the said Fredrick Anderson, his heirs and assigns, that we are lawfully seized of the said premises, that the same are free from incumbrance, including any claims or demands for work, labor or materials used in the construction of any improvement or in the process of construction on said premises, and all taxes and assessments of any nature whatsoever; And we will warrant and defend the same against the lawful claims and demands of all persons. And we and each of us do hereby relinquish all our contingent rights in and to said premises, including right of Dower and Homestead, to said grantee.

To be void upon condition that the said H. H. Munson and Maude Munson shall pay or cause to be paid, to the order of said Fredrick Anderson the sum of Fifteen Hundred and no/100 DOLLARS according to the tenor of one promissory note therefor, dated December 18th 1922, payable at Des Moines, Iowa, with 8 per cent interest on said note from Dec. 18, 1922, until paid, payable semi-annually. The note being for Fifteen Hundred & No/100 Dollars, due Dec. 18, 1925. The second note being for ----Dollars, due -----The third note being for----- Dollars, due-----The fourth note being for-----Dollars, due-----The fifth note being for-----Dollars, due-----The sixth note being for -----Dollars, due-----The seventh note being for-----Dollars, due-----The eighth note being for-----Dollars, due-----

And it is hereby stipulated, that should any interest not be paid when due, it shall thereafter bear interest at the rate of eight per cent. per annum, and this mortgage shall stand as security therefor.

It is expressly agreed that the mortgagor shall keep all buildings on said premises constantly insured for two thirds their value in good and satisfactory insurance companies, for the benefit of the mortgagee, and shall pay all taxes and assessments on said premises before they become delinquent; failing to do so, the mortgagee may effect such insurance, and pay such taxes and assessments, and this mortgage shall stand as security for said amounts so paid, with eight per cent interest thereon. In the event of a foreclosure of this mortgage under any of its provisions, it is hereby agreed that on filing a petition for such foreclosure, or at any time thereafter and before the time of redemption expires, and without any other showing therefor, a receiver may be appointed by the court to take possession and charge of said mortgaged premises and collect the rents and profits thereof, to be applied to the payments of the receiver's costs and expenses, repairs on mortgaged premises, insurance, taxes, costs of continuing the abstract of title for the purpose of preparing for such foreclosure, and the payment of the principal debts secured hereby.

And it is further agreed, that if default be made in the payment of any of said principal or interest for the space of ten days after the same becomes due; or if any taxes or assessments on said premises remain unpaid for thirty days after becoming delinquent, or in default of any of the

covenants herein then the whole indebtedness secured hereby shall immediately become due and collectible at the election of the holder hereof, and this mortgage may thereupon be foreclosed for the whole of said money, with all interest, insurance, taxes and assessments herein provided, together with the costs of abstract of title to premises herein described and a legal attorney fee; or if a suit hereon is commenced, but no foreclosure had, then a legal attorney fee, and cost of abstract shall be paid to the holder hereof, and this mortgage shall stand as security therefor.

Signed the 2nd day of January, A.D., 1923.

H.H.Munson.

Maude Munson.

STATE OF IOWA, Madison County, ss. On this 2nd day of January, A.D., 1923, before me a Notary Public, in and for said County, personally came H.H.Munson and Maude Munson, (Husband and Wife) to me personally known to be the identical persons whose names are affixed to the within Mortgage as grantors, and acknowledged the execution of the same to be their voluntary act and deed.

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GEORGE A. CHAMBERS, DAVENPORT, IOWA.

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

M.S. Creger,

Notary Public,

In and for Madison County, Iowa.

NOTARIAL
SEAL

