

Mortgage Record, No. 74,

J.G. Jensen and wife) Filed for record the 3rd day of March A.D. 1923, at  
to ( Mortgage. 10/32 o'clock A.M.  
Clarence Dunn ) Olive M. Garrison,  
Recorder.

\$651 Fee \$.80 ✓

KNOW ALL MEN BY THESE PRESENTS: That J.G. Jensen and Marie Jensen (Husband and wife), of Madison County, and State of Iowa in consideration of the sum of Four Thousand (\$4,000.00) Dollars in hand paid by Clarence Dunn of Dallas County, and State of Iowa do hereby sell and convey unto the said Clarence Dunn the following described premises, situated in the County of Dallas and State of Iowa to-wit: The South Three-fourths of the East One-half of the South-east Quarter of Section Seven (7), in Township Seventy-seven (77) North, Range Twenty-seven (27), West of the Fifth Principal Meridian, Madison County, Iowa. Subject to a first mortgage of Five Thousand Dollars (\$5,000.00) in favor of Clarence Dunn bearing same date and maturity as this mortgage. And we hereby covenant with the said Clarence Dunn that we hold said premises by title in fee simple; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever except as above set forth; and we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever; and the said Marie Jensen hereby relinquish her right of dower in and to the above described premises: PROVIDED, always, and these presents are upon this express condition, that if the said J.G. Jensen and Marie Jensen heirs, executors or administrators shall pay or cause to be paid to the said Clarence Dunn, executors and administrators or assigns the sum of Four Thousand (\$4,000.00) Dollars on the First day of March, 1928---190-- Dollars on the ----day of -----190-- Dollars on the -----day of --- 190--Dollars on the -----day of----190-- Dollars on the -----day of-----190-- Dollars on the ----day of ---190--- Dollars on the -----day of ---190---Dollars on the ----day of-----190-- Dollars on the ----day of ----190---Dollars on the -----day of-----190---Dollars on the---- day of-----190---shall pay or cause to be paid to the said Clarence Dunn with interest there on at 6% from March 1, 1923 according to the tenor and effect of the Four promissory notes of One Thousand Dollars each of the said J.G. Jensen and Marie Jensen payable to Clarence Dunn bearing even date herewith, then these presents to be void, otherwise to remain in full force.

For Release of annexed Mortgage see  
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## Madison County, Iowa

BOOK 74

And it is hereby agreed that the said ----shall keep the buildings on said property insured in a good and reliable company, to be selected by said mortgagee, in the sum of Dollars

The said first party further agrees that the said second party, at any time during the existence of this indebtedness, or any part thereof, and until the same is fully paid, shall have full power, and is hereby authorized, as attorney in fact of said party, to pay all liens of any kind, either prior or subsequent, that may in any manner affect the title to the land herein conveyed, and for the repayment of all moneys so paid, with interest thereon from the date of such payment, at the rate of Eight per cent per annum, payable semi-annually, this indenture shall be security, in like manner and with like affect, as for the payment of said notes.

And it is hereby further agreed that if the said J.C. Jensen and Marie Jensen allows the taxes to become delinquent upon said property, or permits the same, or any part thereof, to be sold for taxes, or if they fail to pay the interest on said notes promptly as the same becomes due, the notes secured hereby shall become due and payable in Thirty days thereafter; and the mortgagee, his heirs, or assigns, may proceed to at once foreclose this mortgage; and in case it becomes necessary to commence proceedings to foreclose the same, then the said J.C. Jensen and Marie Jensen in addition to the amount of said debt, interest and costs, agree to pay the mortgagee herein named, or to any assignee of the mortgagee herein, a reasonable attorney's fee for the collecting the same, which fee shall be included in judgment in such foreclosure case. Signed and delivered this 26th day of February, 1923.

J.C. Jensen  
Marie Jensen.

State of Iowa,  
Dallas County, ss.

On this 26th day of February A.D. 1923, before me personally appeared J.C. Jensen and Marie Jensen (Husband and wife), to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

A.M. Compton,  
Notary Public in and for Dallas County, Iowa.

