

Mortgage Record No. 75, Madison County, Iowa

FOCH BROTHERS, INC. - DES MOINES 17335

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M.S.Creger & wife) Filed for record the 19th day of July A.D.1924 at 10 o'clock A.M. to (Mtg. M.B.Reed ) #1459 Fee \$.80 Olive Garrison Crawford, Recorder.

This Indenture made this 18 day of July A.D. One Thousand Nine Hundred Twenty-four between M.S.Creger and Ruth Creger, his wife, of Madison County and State of Iowa, of the first part and M.B.Reed of Madison County and state of Iowa, of the second part:

WITNESSETH: THAT the said parties of the first part for the consideration of the sum of One Thousand and no/100 DOLLARS, the receipt whereof is hereby acknowledged do by these presents, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, the following described real estate, lying and being situated in the County of Madison, State of Iowa, to-wit:

Lot Eight (8) and the South Thirty-four (34) feet of Lot Seven (7) Block One (1) Atkinsons First Addition to Town of Truro, formerly called Ego, Madison County, State of Iowa.

To Have and to Hold the premises above described with all the appurtenances thereunto belonging unto the said second party and to his heirs and assigns forever.

The said parties of the first part hereby covenanting that the above described premises are free from all incumbrance, and we will Warrant and Defend the title unto the said party of the second part, their heirs and assigns, against all persons whomsoever lawfully claiming the same, PROVIDED always, and these presents are upon these express conditions, that if the said M.S.Creger and Ruth Creger, heirs, executors or administrators, shall pay or cause to be paid to the said M.B.Reed, executors, administrators, or assigns the sum of ---Dollars on the ---day of --19-- Dollars on the ---day of -19- Dollars on the ---day of ---19-- Dollars on the day of---19--Dollars on the-day of-19--

One Thousand and no/100 Dollars on the 18 day of July, 1929, with interest thereon at rate of Six per cent per annum, payable semi-annually according to the tenor and effect of the one promissory note of the said Creger's payable to M.B.Reed bearing even date herewith July 18, 1924, 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 delinquent, which taxes may be paid by the said party of the second part, then the whole indebtedness shall become due; and the said party of the second part, his heirs and assigns, may proceed by foreclosure, or in any other lawful mode, to make the amount of said note together with all interest and costs, and all taxes and assessments accrued or paid by said party of the second part on said real estate, together with interest at the rate of eight per cent per annum on all taxes and assessments so paid by the second party of the second part, together with statutory attorney's fees for plaintiff's attorney, out of the aforesaid real estate.

And the grantors herein hereby relinquish all their rights of dower and all their rights under the Homestead laws of Iowa in and to 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 our hand and seal the day and year above written. M.S.Creger (L.S.) Ruth Creger (L.S.)

State of Iowa, County of Madison, ss. On this 18 day of July A.D., 1924 before me personally appeared M.S.Creger and Ruth Creger, his wife, to me personally known to be the identical persons named in and who executed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed. C.C.Kale, Notary Public in and for said County.

