

Mortgage Record No. 75. Madison County. Iowa

W.A. & Josie Porter)  
to  
J.W.Likens

(Mortgage.  
)#1642

Filed for record this 22nd day of August A.D., 1924 at  
11:03 o'Clock A.M.  
Olive Garrison Crawford,  
Recorder.  
Fee \$.80

For Release of unrecorded Mortgage see  
Mortgage Record 82 Page 399

This Indenture, made this 20 day of August A.D. one thousand nine hundred twenty four between W.A. Porter and Josie Porter, his wife of Madison County, and State of Iowa of the first part and J W Likens of --- 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 Forty five Hundred 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:

East One Half ( $\frac{1}{2}$ ) of the North east One-Fourth ( $\frac{1}{4}$ ) and the North-west One fourth ( $\frac{1}{4}$ ) of the North-east One-fourth ( $\frac{1}{4}$ ) Section Twenty Eight (28) Township Seventy-four (74) North of Range Twenty-six (26) Wset of 5 P.M.

This mortgage is given in renewal of a certain mortgage of Thirty five Hundred Dollars in favor of J W Likens dated June 1, 1918 with One thousand Dollars being added to Principal.

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 his 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 Porter heirs heirs, executors or administrators, shall pay or cause to be paid to the said J W Likens 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----  
Forty five hundred Dollars on the 19 day of August, 1929 with interest thereon at rate of six percent payable annually according to the tenor and effect of the one promissory note of the said W.A.Porter payable to J.W.Likens bearing even date herewith August 19, 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 part of the second

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FOCH BROTHERS, INC., DES MOINES, IOWA 50319

part, then the whole indebtedness shall become due, and the said parties of the second party 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 their hand and seal the day and year above written.

W.A. Porter (L.S.)  
Josie Porter (L.S.)

State of Iowa, County of Madison.ss: On this 20 day of August A.D. 1924 before me personally appeared W. A. Porter and Josie Porter, 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.

M.S. Creger  
Notary Public in and for said County.

NOTARIAL  
SEAL

John A. Garmon and wife )

Filed for record the 2nd day of September, -A.D.

with 14 coupons attached, this day executed and delivered by the said parties of the