

Mortgage Record No. 75, Madison County, Iowa

FOR RELEASE OF APPROVED MORTGAGES 75-
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Floetta M. Wolfe and Alphaeus Wolfe) Filed for record the 10th day of September A.D.
to (Mtg. 1924 at 10:35 o'clock A.M.
Ray M. Herren et al.)#1720 Olive Garrison Crawford, Recorder.
Fee \$.80 Paul Lucas, Deputy.

Know All Men By These Presents: That Floetta M. Wolfe and Alphaeus Wolfe her husband of Madison County, State of Iowa, in consideration of Twenty-eight hundred Sixty-seven Dollars in hand paid by Ray M. Herren of Lyman County South Dakota Fred C. Herren, Coyt R. Herren and C. Dean Herren of Madison County, State of Iowa do hereby Sell and Convey unto the said Ray M. Herren, Fred C. Herren, Coyt R. Herren, and C. Dean Herren the following described real estate situated in Madison County, State of Iowa, to-wit:

The South-West Quarter (1/4) of Section Eight (8) Township Seventy-four (74) Range Twenty-nine (29) West of the 5th P.M. of Iowa.
Section Township North, Range West 5th P.M. Containing 160 acres.

And hereby covenant that we are lawfully seized of said premises; that they are FREE FROM INCUMBRANCE.

That we have good right and lawful authority to sell and convey the same; and do hereby covenant to WARRANT AND DEFEND the said premises, and appurtenances thereto belonging against the lawful claims of all persons whomsoever.

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FOCH BROTHERS, INC., DES MOINES 17335

And the said Alphaeus Wolfe hereby relinquishes all right of dower in and to the above described premises.

Provided always, that these presents are upon the express condition, that if said Floetta M. Wolfe, her heirs, executors or administrators, shall pay or cause to be paid to the said Ray M. Herren, Fred C. Herren, Coyt R. Herren, and C. Dean Herren their executors, administrators or assigns, the sum of Twenty-eight Hundred Sixty-seven Dollars, as follows, to-wit:

Twenty-eight hundred sixty-seven Dollars, Payable March 1st 1925-----191
----- Dollars, Payable -----191
----- Dollars, Payable -----191

With interest on all of said sums at the rate of 5 1/2 per cent. per annum, from March 1st 1925 until paid, payable annually, according to the tenor and effect of one promissory note of the said Floette M. Wolfe payable to above parties bearing date July 12 A.D. 1924, then these presents to be void; otherwise to remain in full force.

It is expressly understood that the Mortgagor shall keep all buildings on said premises insured for two-thirds their value in a responsible company for the benefit of the Mortgagee, and shall pay all taxes and assessments on said premises before they become delinquent, and failing so to do, 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.

And it is further agreed that if default shall be made in the payment of said sums of money or any part thereof, principal or interest, for the space of thirty days after the same becomes due and payable, or if the taxes assessed upon the above described real estate shall become delinquent, then the whole indebtedness shall become due; and the said Mortgagee, or his legal representatives 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, the expense of an abstract of title to said premises up-to-date of foreclosure, and all taxes and assessments accrued on said premises together with a reasonable fee for plaintiffs attorney out of said real estate.

Signed this 12 day of July A.D. 1924.

In Presence Of:

Floetta M. Wolfe
Alphaeus Wolfe

State of Iowa County of Madison ss: On this 12 day of July A.D. 1924 before me Eugene Wilson a Notary Public within and for said county, personally appeared Floetta M. Wolfe and Alphaeus Wolfe (husband & Wife) to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Witness My Hand and Official Seal on the Date Last Above Written.

Eugene Wilson
Notary Public