

Mortgage Record No. 75, Madison County, Iowa

JOHN BROTHERS, INC., DES MOINES 17335

and be included in the present or decree. This indenture is made to said party of the second party as a Federal Land Bank doing business under the "Federal Land Loan Act" and is subject to the provisions of said Act in all respects relating to and governed by the terms

underwritten, me personally known to be the identical person whose name is on the satisfaction of mortgage as Grantor, and acknowledged the execution thereof to be his voluntary act and deed for the purposes therein expressed.
Witness my hand and official seal the day last above written.
Clarence Hausz,
Notary Public in and for said County.

Geo.W.& Ann Patterson) Filed for record the 5th day of January, A.D.1924, at 10/40
to (Mtg. 18 o'clock A.M.
Alice M.Ward) Fee \$.80 Olive M.Garrison, Recorder.
This Indenture made this 28th day of December A.D., one thousand nine hundred twenty-three,

between Geo.W.Patterson and Ann Patterson of Madison County and State of Iowa, of the first part and Alice M.Ward 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 Fifteen 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, her heirs and assigns forever, the following described real estate, lying and being situated in the County of Madison, State of Iowa, to-wit:

The East one-half ($\frac{1}{2}$) of the Southeast one-fourth ($\frac{1}{4}$) Section Twenty-eight (28) Township Seventy-four (74), Range Twenty-six (26) West of the Fifth P.M., Iowa, containing Eighty acres more or less. To have and to hold the premises above described with all appurtenances thereunto belonging unto the said second party and to her heirs and assigns forever. The said parties of the first part hereby covenanting that the above described premises are free from all incumbrance, and they will warrant and defend the title unto the said party of the second part, her 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 Geo.W.Patterson and Ann Patterson, heirs, executors or administrators, shall pay or cause to be paid to the said Alice M.Ward, 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--, Fifteen Hundred Dollars on the 2d" day of January, 1929, with interest thereon at the rate of Six per cent per annum payable annually according to the tenor and effect of the one promissory note of the said first parties, payable to Alice M.Ward, bearing even date herewith, January 2, 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

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FOCH BROTHERS, INC., DES MOINES 17335

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 part, then the whole indebtedness shall become due, and the said party of the second part, her 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 6 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.

Geo.W.Patterson. (L.S.)
Ann Patterson. (L.S.)

State of Iowa, County of Madison, ss.

On this 28 day of December A.D.1923, before me personally appeared Geo.W.Patterson and Ann Patterson, 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 thier voluntary act and deed.

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

NOTARIAL
SEAL

J.C.Brittain & wife)

Filed for record the 8th day of January A.D.1924, at

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paid in full
discharge of
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of the
above described premises. Said first party shall pay, when due, all taxes and assessments upon said property, to whomsoever laid or assessed, and including personal taxes. First party shall keep all buildings thereon insured to the satisfaction of said second party in a sum not less than their insurable value, delivering all policies and