

Mortgage Record No. 75, Madison County, Iowa

FUCH BROTHERS, INC., DES MOINES 17235

The mortgagor (a corporation) in the annexed mortgage, hereby releases this mortgage of record this 1st day of March, 1924, and I, the executing officer, hereby certify that this release is executed by authority of the Board of Directors of said corporation Security Loan & Title Company, of Winterset, Iowa. Executed in my presence by Harry A. Anderson, Secretary of said corporation, and I, the undersigned, County Recorder of Madison County, Iowa.

Lucy Sheldon, et al.,) Filed for record the 26th day of September A.D.
to (Mtg. 1924 at 2:00 o'clock P.M.
SECURITY LOAN & TITLE COMPANY)#1846 Fee\$1.00 Olive Garrison Crawford, Recorder.

This Mortgage Made the 22d day of August, 1924, by and between Lucy Sheldon and Miriam Sheldon (both unmarried); Fay Burk and husband, Ward Burk, all of Linn Co., Missouri; and Maggie Berry and husband, Elmer Berry, of Macon, Co., Missouri: Lillian Rose and husband, Howard B. Rose of Los Angeles Co., California; and Elsie Powell and husband, Archie Powell, of Madison County, and State of Iowa, hereinafter called the mortgagor, and SECURITY LOAN AND TITLE COMPANY, of Winterset, Iowa, hereinafter called the mortgagee. WITNESSETH: That the mortgagor in consideration of the sum of FIVE THOUSAND and no/100 (\$5,000.00) DOLLARS paid by the mortgagee, do hereby convey to the mortgagee, its successors and assigns, forever, the following tracts of land in the county of Madison, State of Iowa, to-wit:

The Northwest Quarter of the Northwest Quarter of Section 14, and the East Half of the Northeast Quarter of Section 15, all in Township 74 North, of Range 28, West of the 5th P.M. Madison County, Iowa.

(This mortgage given in part to secure renewal of the debt secured by Mortgage recorded in Mortgage Record 69, page 80 of the Mortgage Records of Madison County, Iowa, and it is the intention of the parties hereto to continue and preserve the lien of said described mortgage).

containing in all 120 acres, with all appurtenances thereto belonging, and the mortgagor warrants the title against all persons whomsoever. All rights of homestead and contingent interests known as Dower, are hereby conveyed. To be void upon the following conditions:

First. That the mortgagor shall pay the mortgagee, its successors or assigns the sum of Five Thousand and no/100 (\$5,000.00) Dollars, on the 1st day of October, A.D. 1929 with interest according to the tenor and effect of the two certain promissory notes of the said Lucy Sheldon, Miriam Sheldon, Fay Burk, Ward Burk, Maggie Berry,

Mortgage Record No. 75, Madison County, Iowa

KOCH BROTHERS, INC., DES MOINES 17335

Elmer Berry, Lillian Rose, Howard B. Rose, Elsie Powell, & Archie Powell, bearing even date herewith; principal and interest payable at the office of SECURITY LOAN AND TITLE CO., Winterset, Iowa.

Second. That the mortgagor shall keep the buildings on said real estate insured in some responsible company or companies, satisfactory to mortgagee, for the use and security of the mortgagee, in a sum not less than two-thirds their value, and deliver to the mortgagee the policies and renewal receipts.

Third. The mortgagor shall pay when due and before delinquent, all taxes which are, or become a lien on said premises; if mortgagor fail either to pay such taxes, or promptly to effect such insurance, then the mortgagee may do so; and should the mortgagee become involved in litigation, either in maintaining the security created by this mortgage, or its priority then this mortgage shall secure to the mortgagee the payment and recovery of all money, costs, expenses or advancements incurred or made necessary thereby, as also for taxes or insurance paid hereunder; and all such amounts shall be hereby secured, to the same extent as if such amounts were a part of the original debt secured hereby, and with eight per cent per annum interest thereon, from the date of such payments.

Fourth. A failure to comply with any one or more of the above conditions of the mortgage, either wholly or in part, including the payment of interest when due, shall at the mortgagee's option, cause the whole sum hereby secured to become due and collectible forthwith without notice or demand, and mortgagee shall be, and is hereby authorized to take immediate possession of all of said property, and to rent the same and shall be held liable to account to mortgagor only for the net profits thereof, and such possession for such purposes shall continue to the end of the year of redemption. It is also agreed that the taking possession thereof as above provided shall in no manner prevent or retard mortgagee in the collection of said sums by foreclosure or otherwise, and a receiver may be appointed to carry out the provisions hereof.

Fifth. And in the event a suit is lawfully commenced to foreclose this mortgage, reasonable attorney's fees for mortgagee's attorney are to be considered as a part of the costs of the suit and collected in the same manner.

Signed the day and year first herein written.

Elmer Berry	Maggie Berry	Lucy Sheldon
Fay Burk	Ward Burk	Miriam Sheldon
Howard B. Rose	Lillian Rose	Elsie Powell Archie Powell

STATE OF IOWA Madison County ss. On this 25th day of September A. D. 1924, before me, the undersigned, a Notary Public, within and for said County, personally appeared Elsie Powell and Archie Powell, wife and husband, to me known to be the identical persons named in and who executed the foregoing mortgage as makers thereof, and acknowledged the execution of the same to be their voluntary act and deed.

WITNESS my hand and Official Seal the day and year last above written.

L. P. Jackson
Notary Public in and for Madison County, Iowa.

STATE OF MISSOURI, Linn County, ss. On this 30th day of August, A. D. 1924, before me the undersigned a Notary Public within and for said County, personally appeared LUCY SHELDON (widow and unmarried), MIRIAM SHELDON (single), and MAGGIE BERRY and ELMER BERRY (wife and husband), and FAY BURK AND WARD BURK (wife and husband), to me known to be the identical persons named in and who executed the foregoing Mortgage as makers thereof, and acknowledged the execution of the same to be their voluntary act and deed.

WITNESS my hand and Notarial Seal on the day and year last above written.

My Commission expires Oct. 19, 1926 C.E. Rouse