

Mortgage Record No. 75, Madison County, Iowa

FOCH BROTHERS, INC., DES MOINES 17335

Emelia L. Bonus & Husband) Filed for record the 30th day of September A.D.
 to (Mtg. 1924 at 4:30 o'clock P.M.
 C. L. Dickenson)#1866 Fee\$.90 Olive Garrison Crawford, Recorder.

KNOW ALL MEN BY THESE PRESENTS: That We, Emelia L. Bonus and Clyde E. Bonus, wife and husband, of the County of Union and State of Iowa in consideration of the sum of Three Thousand & 00/100 DOLLARS in hand paid, do hereby SELL AND CONVEY unto C. L. Dickenson, of the County of Union and State of Iowa the following described premises, situated in the County of Madison and State of Iowa to-wit:

Lot One (1) in Block Twenty-five (25) in the original town of Winterset, according to the recorded plat thereof, and also all furniture and fixtures now located in the building known as the Arcade Hotel situated on the above described lot. It is agreed that this mortgage is to be second to a first mortgage of \$2,000.00 which grantors herein are to be permitted to place upon the above described lot before this mortgage is to be recorded.

The intention being to convey hereby an absolute title, in fee simple, including all the rights of homestead, to have and to hold the premises above described, with all the appurtenances thereto, belonging, unto the said C. L. Dickenson and to his heirs and assigns, forever. PROVIDED ALWAYS, and these presents are upon the express condition, that if the said Emelia L. Bonus & Clyde E. Bonus, their heirs, executors or administrators shall pay or cause to be paid to the said C. L. Dickenson, heirs, executors, administrators or assigns the sum of Three Thousand & 00/100 Dollars, on or before the 12 day of Sept. 19128. -----Dollars, on the-----day of-----191-----Dollars, on the -----day of----191-Dollars, on the-----day of-----191-----Dollars, on the-----day of----191-Dollars, on the-----day of-----191----- with interest thereon at the rate of 6 per cent, per annum, payable semi-annually and until the same is fully paid, according to the tenor and effect of the One promissory note of said Emelia L. Bonus and Clyde E. Bonus, bearing even date with these presents, then these presents to be void, otherwise to be and remain in full force and effect. And in case of the non-payment by the said parties of the first part, or their heirs, executors or administrators, of the said interest or principal or any part thereof, at the time the same becomes due or a failure on their part to pay the taxes of any year before the same becomes delinquent, or in case the said party of the first part shall commit or suffer to be committed, any waste upon said premises, or shall allow the same to deminish in value through any act or omission upon their part, then in case of the occurrence of either of said events, the whold principal sum and interest shall become due and payable. And it is also further agreed by the mortgagor that if it becomes necessary to foreclose this mortgage, a reasonable amount shall be allowed as attorney's fee and be taxed as a part of the cost of foreclosing. And it is further agreed that in case said property shall become insufficient to secure the said indebtedness and proceedings to foreclose this mortgage are commenced, that a receiver be appointed to take charge of said premises and collect the rents, issues and profits from the time of commencement of said proceedings, to be applied in payment of the sum above mentioned. The said party of the first part also agrees to pay all taxes or assessments that shall be taxed or assessed on said premises from the date hereof, until the sum shall be fully paid as aforesaid. And the said Emelia L. Bonus and Clyde E. Bonus hereby relinquishes all their right of dower in and to the above described premises.

Signed this 12th day of Sept. A.D. 1914.

Emelia L. Bonus
 Clyde E. Bonus

For Release of annexed Mortgage see Mortgage Record 57 Page 49

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FOCH BROTHERS, INC., DES MOINES, IOWA 50319

STATE OF IOWA, Union County, ss. On this 12th day of Sept. A.D. 1914, before me L.J. Camp, a Notary Public, in and for said County, personally came Emelia L. Bonus and Clyde E. Bonus, wife and husband, to me personally known to be the identical persons whose names are affixed to the above instrument as grantors, and severally acknowledged the execution of the same to be their voluntary act and deed, for the purpose therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official seal, at Creston, on the day and date last above written.

L. J. Camp
Notary Public.



J. E. Hamilton)	Filed for record the 2nd day of Oct. A.D.
to	(Cash Farm Lease	1924 at 8:55 o'clock A.M.
Alice H. Logan and others)	