

Mortgage Record No. 75, Madison County, Iowa

FOCH BROTHERS, INC., DES MOINES 17335

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voluntarily do and deed.

Notary Public in and for Madison County, Iowa.
My Commission expires July 4th, 1924.

SEAL

S.D.Hillis & wife) Filed for record the 1st day of March A.D.1924, at 1:15 o'clock
to (Mtg. P.M. Olive Garrison Crawford,
J.E.Williams) #429 Fee \$.80 Recorder.
This Mortgage, Made the 1st day of March 1924, by and between S.D.Hillis and Alice M.

Hillis, husband and wife, of Madison County, and State of Iowa, hereinafter called the mortgagors, and J.E.Williams, hereinafter called the mortgagee. WITNESSETH: That the mortgagors, in consideration of the sum of Twenty-six Hundred (\$2600) DOLLARS, paid by the mortgagee, do hereby convey to the mortgagee, his heirs and assigns, forever, the following tracts of land in the County of Madison, State of Iowa, to-wit:

The Southwest Quarter of the Southeast Quarter, and the Southwest Quarter of the Northeast Quarter of Section Eight (8) in Township Seventy-six (76) North of Range Twenty-eight (28) West of 5th P.M., containing in all 80 acres, with all appurtenances thereto belonging, and the mortgagors warrant the title against all persons whomsoever. All rights of homestead and contingent interests known as Dower, or however else, are hereby conveyed. To be void upon the following conditions: FIRST. That the mortgagors shall pay to the mortgagee or his heirs, executors, or assigns, the sum of Twenty-six Hundred & no/100 (\$2600.00) Dollars, on the 1st day of March A.D.1929, with option to pay \$100.00 or any multiple thereof any time there is interest due, with interest at the rate of 5½ per cent per annum, payable annually according to the tenor and effect of the one certain promissory note without coupons attached, of the said S.D.Hillis, bearing even dates with these presents; principal and interest payable at the office of Citizens National Bank, at Winterset, Iowa. SECOND. That the mortgagors 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 their insurable value, and deliver to the mortgagee the policies and renewal receipts. THIRD. The mortgagors shall pay when due, and before delinquent, all taxes which are or become a lien on said premises, if mortgagors fail either to so pay such

This Mortgage having been paid in full, I hereby release and discharge the same of record, this 16th day of April 1927

*J.E. Williams
Witnessed by Gladys B. DeVauld, Recorder.*

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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 constitute a part of the debt 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. A failure to comply with any one or more of the above conditions of this mortgage, either wholly or in part, including the payment of interest when due, shall at the mortgagee's option, cause the whole sums hereby secured to become due and collectible forthwith, without notice or demand, and mortgagee shall be and hereby is, authorized to take immediate possession of all said property, and to rent the same, and shall be held liable to account to mortgagors 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 in the event a suit is lawfully commenced to foreclose this mortgage, mortgagee's reasonable attorney's fees are to be considered as a part of the costs of the suit and collected in the same manner. IN WITNESS WHEREOF, signed by the mortgagors, the day and year first herein written.

S.D.Hillis.
Alice M.Hillis.

State of Iowa, Madison County, ss.
On the 1st day of March A.D.1924, before the undersigned, a Notary Public in and for said County, came S.D.Hillis and Alice M.Hillis, husband and wife, to me personally known to be the identical persons whose names are subscribed to 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 the day and year last above written.

W.T.Guiher,
Notary Public in and for Madison County, Iowa.



S.M.Compton,estate) Filed for record the 3rd day of March A.D.1924, at 10/20 o'clock A.M.