

Mortgage Record No. 75, Madison County, Iowa

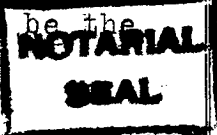
Mortgage Record 57 Page 531

(for himself personally and as such officer) acknowledged said instrument to be the voluntary act and deed of said Corporation, by him voluntarily executed.
Dora L. Houston,
Notary Public.

James F. Kelley & wife) Filed for record the 12th day of January A.D. 1924, at 2/40
to (Mtg. #49 o'clock P.M.
Barbara Harrod) Fee \$15.00 ✓ Olive M. Garrison, Recorder.
Know All Men by These Presents: That James F. Kelley and Ellen Kelley of the County of Madison and State of Iowa, the mortgagors, in consideration of the sum of Four Thousand Dollars, in hand paid, do hereby sell and convey unto Barbara Harrod, the mortgagee, the following described premises, situated in the County of Madison, State of Iowa, to-wit: The West Half (1/2) of the Northwest quarter, (1/2) except 20 feet in width off of the west side thereof for road purposes and the Southeast quarter (1/4) of the Northwest quarter (1/4) of Section Twelve, (12) Township Seventy-seven (77) North, of Range Twenty-six (26) West of the 5th P.M., Iowa, and which the mortgagors declare belongs to themselves under legal title. 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, together with all the rents, issues, profits and increase of said premises, to the said Barbara Harrod, and to her successors or assigns forever. PROVIDED ALWAYS, and these presents are upon the express conditions that if the said James F. Kelley and Ellen Kelley, their heirs, successors, grantees, administrators or assigns, shall pay or cause to be paid to the said Barbara Harrod, her successors or assigns, the sum of Four Thousand Dollars, (\$4000.00) on the 1st day of January A.D., 1929, at Cumming Savings Bank, with interest thereon at the rate of 5 1/2 per cent per annum, until maturity and eight per cent thereafter until the same is fully paid, according to the tenor and effect of the bond and interest notes of the said James F. Kelley and Ellen Kelley, 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 of the said interest or any part thereof when same becomes due, or in case of the non-payment of any taxes or assessments that may be taxed or assessed on said premises until the same shall have become delinquent, or on a failure to keep the buildings on said premises insured in some fire insurance company, which policy or policies shall be issued through the agency of the Cumming Savings Bank, or its representatives, in the sum of \$1500, loss payable to the mortgagee, or a failure to pay any interest on any prior incumbrances when same becomes due, or the principal of any prior incumbrance when same becomes due, or if any of the statements herein made shall at any time prove untrue, then the whole principal sum and interest shall become due and payable, and this mortgage may at the option of the mortgagee, or her assigns become due and payable and foreclosed at once without notice of her election so to do.

It is further agreed by the mortgagors that in case of the renewal or extension of the note or bond secured hereby, this mortgage shall remain in force and stand as security for any such renewal or extension, and for any legal rate of interest stipulated in such renewal or extension, and this mortgage may be foreclosed or enforced for such renewal or extension note, and interest thereon the same as if said note was now described in said mortgage. It is further agreed by the mortgagors, that any and all amounts paid by the mortgagee, or her assigns, for taxes, redemption from tax sale, insurance, and in the event of foreclosure for abstract of title for commencement of foreclosure proceedings, with interest at 8 per cent per annum thereon from the several dates of payment, shall be and are hereby included in the amount secured by this mortgage and may be included in the foreclosure sale as a part of the debt secured hereby.

And it is further agreed that in case of the non-payment of either principal, interest or taxes at the time the same becomes due, or in case the mortgagors shall allow the said premises to diminish in value through any act or omission on their part, then in case of the occurrence of either of said events, the same shall be considered as



Mortgage Record No. 75, Madison County, Iowa

KOGH BROTHERS, INC., DES MOINES 17335

conclusive evidence that the property has become insufficient to pay said indebtedness, and the court in which proceedings are brought for the foreclosure of this mortgage may without any further showing on the part of the mortgagee, appoint a receiver to take charge of said premises, and collect the rents, issues and profits arising therefrom, issues and profits arising therefrom, apply the same to the payment of the indebtedness secured thereby. It is further agreed by the mortgagor, that if it becomes necessary to foreclose this mortgage, a reasonable amount shall be allowed as attorney's fees and be included with the cost of foreclosing. And the mortgagor herein declares that the said premises are free and clear of all liens, incumbrances, taxes or assessments, and agrees to pay all taxes or assessments that shall be taxed or assessed on said premises from date hereof until the said sum shall be fully paid as aforesaid.

And the said James F. Kelley and Ellen Kelley hereby relinquishes their right of dower and all rights of any kind whatever in and to the above described premises.

Dated this 11 day of January, A.D., 1924.
Witnesses to mark. R.E. Beery
L.M. Lanning.

James F. Kelley.
her
Ellen x Kelley
mark

State of Iowa, Warren County, ss. On this 11 day of January, A.D., 1924, before me, the undersigned, a Notary Public, in and for said County, personally came James F. Kelley and Ellen Kelley, his wife, personally known to me to be the identical persons named in and who executed the foregoing instrument and severally acknowledged the execution of the same to be their voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Cumming, Warren County, Iowa, on the date last above written.

R.E. Beery, Notary Public.

In and for Warren County, Iowa.

NOTARIAL
SEAL

The Board of Home Missions and Church Extension.

Filed for record the 12th day of January

And the said D.D. Forsyth, Corresponding Secretary aforesaid, acknowledged the said instrument to be his voluntary act and deed, and the voluntary act and deed of said The Board of Home Missions and Church Extension of the Methodist Episcopal Church.

D.D. Forsyth

In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal, at my office in Philadelphia, the day and year last above written.

J.C. Rhoads,

NOTARIAL
SEAL