

Mortgage Record No. 75, Madison County, Iowa

FOCH BROTHERS, INC., DES MOINES 17335

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A.E.Collins & wife) Filed for record the 8th day of March A.D.1924, at 10/18 o'clock
to (Mtg. A.M. Olive Garrison Crawford, Recorder.
J.W.Likens) #563 Fee \$.80 Adelaide Nicholson, Deputy.
This Indenture made this 5 day of March A.D. one thousand nine hundred twenty-four, be-
tween A.E.Collins and Dillie Collins of Madison County, and State of Iowa of the first
part and J.W.Likens of Madison County, and state of Iowa of the second part, WITNESSETH:
That said parties of the first part for the consideration of the sum of Fifteen Hundred
DOLLARS, the receipt whereof is hereby acknowledged do by these presents, bargain, sell,
and convey unto the said parties of the second part, his heirs and assigns forever, the
following described real estate, lying and being situated in the County of Madison, State
of Iowa, to-wit: The North Half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$) of the North East
Quarter ($\frac{1}{4}$) Section Sixteen (16) Township Seventy-four (74) North of Range Twenty-six
(26) West of 5th P.M., Madison Co. To Have and to Hold the premises above described
with all the appurtenances thereunto belonging unto the said second party and to his
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, his 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 A.E.Collins and Dillie Collins,

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heirs, executors or administrators, shall pay or cause to be paid to the said J.W. Likens, 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-- Dollars on the ---day of ---19-- Fifteen Hundred-- Dollars on the 1st day of March, 1927, with interest thereon at the rate of 6 % per annum payable annually according to the tenor and effect of the one promissory note of the said parties payable to J.W. Likens bearing even date herewith March 1st, 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 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 parties of the second part, then the whole indebtedness shall become due, and the said party of the second part, his 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 parties of the second part on said real estate, together with interest at the rate of --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.

A.E. Collins (L.S.)
Dillie Collins (L.S.)

State of Iowa, County of Madison, ss.

On this 5 day of March A.D. 1924, before me personally appeared A.E. Collins and Dillie Collins, 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 their voluntary act and deed.

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

NOTARIAL
SEAL

THE DAVENPORT SAVINGS BANK

) Filed for record the 10th day of March A.D., 1924,
at 10/10 o'clock A.M.

SEAL