

Mortgage Record No. 75, Madison County, Iowa

FOCH BROTHERS, INC., DES MOINES 17335

F.H.Morford & wife) Filed for record the 12th day of March A.D., 1924 at 9/11
 to (Mtg. o'clock A.M. Olive Garrison Crawford, Recorder.
 J.J. Morford) # 610 Fee \$.80 ✓ Adelaide Nicholson, Deputy.
 Know all Men by These Presents: That F.H.Morford and Lillian E.Morford (husband and

wife) of the County of Madison and State of Iowa, party of the first part in consideration of Six thousand DOLLARS, the receipt whereof is hereby acknowledged in hand paid by J.J.Morford of the County of Madison and State of Iowa, party of the second part, does by these presents, Grant, Bargain, Sell and convey unto the said party of the second part, his heirs and assigns forever the following described real estate, lying and being situated in the County of Madison and State of Iowa, to-wit:

The East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eighteen (18) Township Seventy-seven (77) North, Range Twenty-nine (29) West of the Fifth P.M., except one acre in the south east corner used for school purposes.

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 party of the first part hereby covenants that the above described premises are free from any incumbrances except as above stated and that he 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 this express condition, that if the said F.H.Morford, heirs, executors, administrators or assigns, shall pay the said J.J.Morford, heirs, executors, administrators, or assigns, the sum of Six Thousand Dollars, on the 10th day of March, 1929.

This mortgage is made subject and inferior to a mortgage of seventy-five hundred dollars to the Bankers Life Co., Des Moines, Iowa; With interest thereon payable annually at the rate of five per cent per annum according to the tenor and effect of the one promissory note of said F.H.Morford payable to said J.J.Morford or order, and bearing date tenth day of March, 1924, then these presents to be void, otherwise in full force. The grantors herein further agree to keep the buildings on said foregoing described premises insured against fire and lightning and windstorms, tornadoes and cyclones to the amount of --Dollars, in some company satisfactory to the grantee herein, his executors, administrators or assigns, and payable in case of loss to such grantee, his executors, administrators or assigns as his or their interest may appear; the grantors also further agree to pay all taxes or assessments levied on said described premises when the same shall be due and before the same or any part thereof shall become delinquent. In default of the grantors to provide such insurance or to pay such taxes or assessments when due then the grantee herein, his executors, administrators or assigns may procure such insurance or may pay such taxes or assessments or either, and shall receive 8 per cent interest payable semi-annually on all such payments from the date thereof, and this mortgage shall stand as security for all such payments for insurance, taxes, assessments or interest thereon as above, and all unpaid interest hereunder; or upon any such default of the grantors herein to provide such insurance or to pay such taxes or assessments or any interest thereon or to pay any part of said principal debt secured hereby or any part of the interest thereon when due, the grantee, his executors, administrators, or assigns may declare all sums secured hereby immediately due and payable and may proceed by foreclosure or in any other lawful mode to collect such amount with all costs, including a reasonable attorney's fee for plaintiff's attorney. All unpaid interest shall bear 8 per cent interest per annum, payable semi-annually from the time when due.

And the said Lillian E.Morford hereby relinquishes her right of dower in the foregoing described real estate, subject to the above reservations and conditions.
 Signed by the parties of the first part this _____ day of _____ A.D. 1924.
 _____ Lillian E.Morford.

For Release of annexed Mortgage see Mortgage Record 57 Page 539