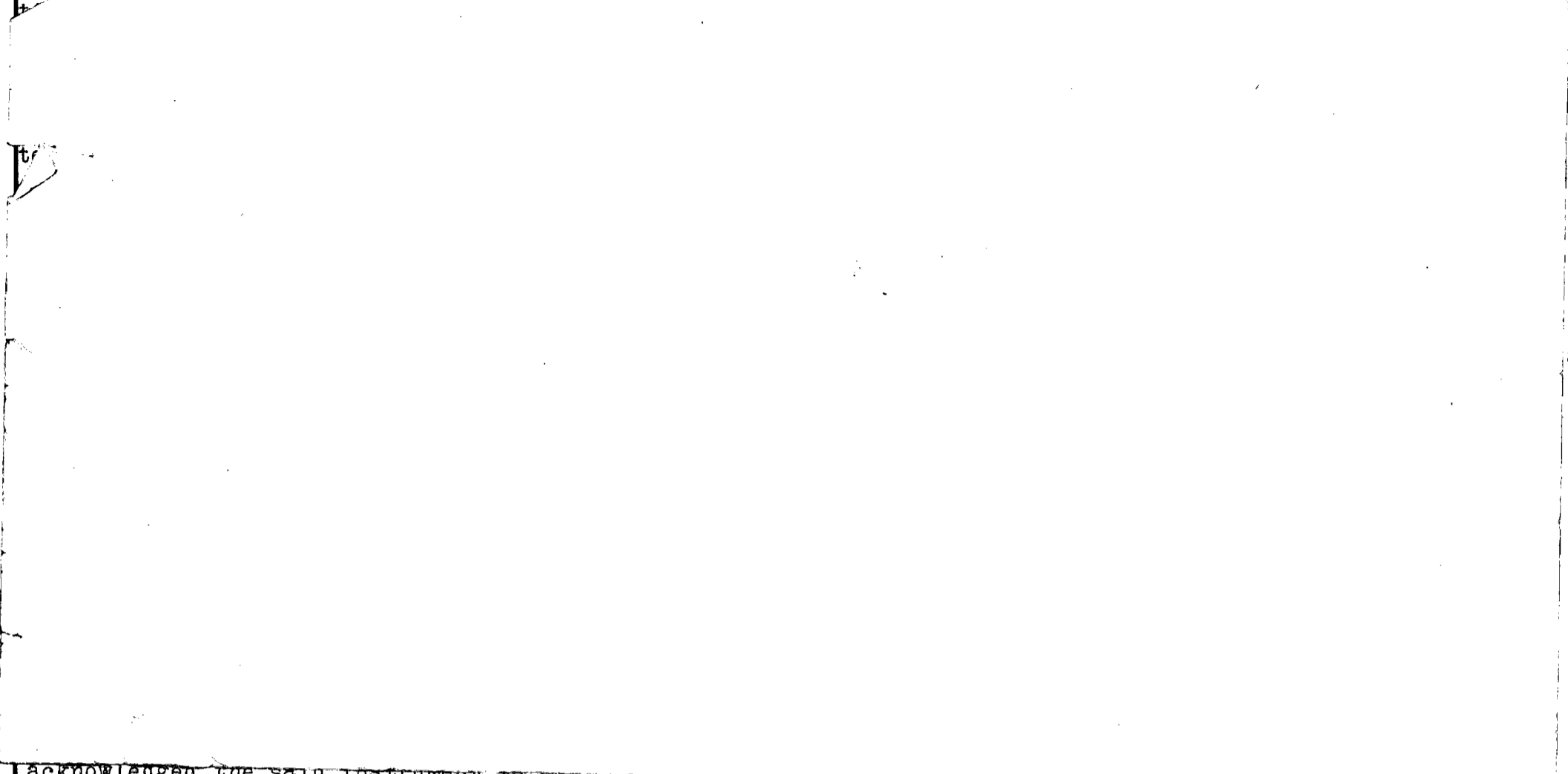


Mortgage Record No. 75, Madison County, Iowa

Saratoga Alfalfa Farms & Cattle Co.) Filed for record the 16th day of January  
to (Satisfaction. A.D.1924, at 11/35 o'clock A.M.  
John B.Sawyer and wife )#74 Fee \$.50 ✓ Olive Garrison Crawford,Recorder.  
State of Iowa, Polk County,ss. That Saratoga-Alfalfa Farms & Cattle Company, a Corpora-



acknowledged the said instrument to be the corporation. Don G.Allen,  
Notary Public in and for Polk County,Iowa.

William A.& Minnie G.Gardner) Filed for record the 18th day of January A.D.,1924  
to (Mtg. #79 at 8/45 o'clock A.M.  
M.G.Bacon ) Fee \$.90 ✓ Olive Garrison Crawford,Recorder.  
This Indenture, Made the 15th day of January,A.D.Nineteen Hundred and Twenty-four, be-

tween William A.Gardner and Minnie G. Gardner, husband and wife,of Madison County and  
State of Iowa, party of the first part and M.G.Bacon of Union County and State of Iowa,  
party of the second part. WITNESSETH: That the said party of the first part,in consid-  
eration of Five Hundred and No/100 DOLLARS,receipt whereof is hereby acknowledged, do  
hereby sell and convey unto the said party of the second part, successors and assigns,  
forever,the following described real estate, situated in the County of Madison and  
State of Iowa,to-wit: The West Half of the Northwest Quarter, excepting therefrom the  
right-of-way of the Chicago Great Western Railway; and the West Twelve and One-Half (12½)  
acres of the Southeast Quarter of the Northwest Quarter, excepting therefrom the right-  
of-way of said railroad, and also excepting twenty (20) feet off the north end of said  
twelve and one-half acre tract; all in Section Thirty Two (32),Township Seventy Four  
(74)North,Range Twenty Seven (27) West of the Fifth Principal Meridian.

To have and To hold the premises above described, with all the appurtenances there-  
unto belonging, unto the said party of the second part, and to successors and assigns  
forever. The said party of the first part hereby covenants that the above described  
premises are free and clear of all liens and incumbrances, and we will warrant and de-  
fend the title unto the said party of the second part, successors and assigns against  
the lawful claims of all persons whomsoever, and the said Minnie G.Gardner hereby re-  
linquishes her right of dower in the real estate herein mentioned. This indenture is  
executed and delivered upon the following conditions: That said first party shall pay  
to said M.G.Bacon or assigns Five hundred Dollars on the 15th day of January 1927 with  
interest thereon at six per cent per annum, payable semi-annually,and eight per cent  
per annum, payable semi-annually on principal and interest after due, according to the  
tenor and effect of the one principal note and interest coupon notes of the said Willi-  
am A.Gardner and Minnie G.Gardner payable to said M.G.Bacon and bearing even date here-  
with; That said first party shall pay all taxes and assessments, both general and

For Release of annexed Mortgage see  
Mortgage Record 78 Page 53

Nancy J. Bacon  
For Assignment of annexed Mortgage see  
Mortgage Record 73 Page 29

# Mortgage Record No. 75, Madison County, Iowa

KOCH BROTHERS, INC. DES MOINES 17335

special, levied upon said real estate, before the same becomes delinquent, and if not so paid, said second party, or assigns, may pay such taxes or assessments;

That the said first party shall keep the buildings on said property insured in some insurance company satisfactory to said second party, in the sum of Five Hundred and no/100 Dollars, with loss, if any, payable to second party, successors or assigns, as his interest may appear, and shall deliver all policies of insurance and renewal receipts to the said second party, and upon failure to do so said second party, or assigns, may maintain such insurance at the expense of said party of the first part.

That said first party shall not do any act whereby the value of said mortgaged premises shall be impaired beyond natural wear and tear from ordinary use;

That all money paid by second party or assigns for taxes, assessments and insurance shall bear eight per cent interest payable semi-annually and shall become a lien on said real estate under this mortgage; That if said first party fails to pay said interest within twenty days after it becomes due, or to comply with any one of the covenants and agreements hereof, then the whole debt secured hereby shall become due and collectible at once, at the option of the holder hereof;

That if suit is commenced to foreclose this mortgage, all costs and expenses in connection therewith, including a reasonable attorney's fee, and cost of abstract, shall be included in the judgment in said proceeding, and it is further agreed that upon the commencement of such proceedings the holder hereof shall be entitled to the immediate possession of said premises, and of rents and income therefrom, either through a Receiver or otherwise, the net sum received through said Receivership, or possession, to be applied upon the debt secured hereby. Upon compliance with the foregoing agreements, this obligation shall be void, otherwise to remain in full force.

In testimony whereof the said parties of the first part have hereunto set their hand the day and year first above written;

William A. Gardner.  
Minnie G. Gardner.

State of Iowa, County of Union, ss.  
On the 15th day of January A.D. 1924, before me personally appeared William A. Gardner and Minnie G. Gardner, husband and wife, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Clarence Hausz,  
Notary Public in and for said County.

