

Mortgage Record, No. 78, Madison County, Iowa

✓ Jess P. Schouboe ----- ) Filed for record the 16th day of April A.D.,  
 to (Mortgage 1925 at 2:45 o'clock P.M.  
 Jenn P. Schouboe ) #1118 Fee\$.80 Gladys B. DeVault, Recorder.

This Indenture, made this 15th day of April A.D. one thousand nine hundred twenty five between Jess P. Schouboe and Jennie Schouboe of Madison County, and State of Iowa of the first part and Jens P. Schouboe of ..... County, and State of Iowa, of the second part, WITNESSETH:

That the said part... of the first part for the consideration of the sum of Forty Seven Hundred and no/100 DOLLARS the receipt whereof is hereby acknowledged do by these presents, 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 Clark State of Iowa, to - wit:

The South west quarter except the North west quarter of the North west ----- of the South west quarter and the south five acres of the South east quarter of the Northwest quarter of Section Thirty five Township 74 Range 26 West of 5th P.M. Madison County, North 45.50 acres of the East One half of the Northwest fractional quarter of Section Two and the 5.50 acres of the Northwest Quarter of the Northwest Quarter of Section Two Township Seventy Three North of Range Twenty six West of the 5th P.M. Clarke County, Iowa. This Mortgage is made subject to a First Mortgage of Fifteen Thousand Dollars favor of Hulda Johnson,

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 we 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 con-

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administrators, shall pay or cause to be paid to the said Jens P. Schouboe 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.....  
 Forty Seven Hundred Dollars on the 1 day of March, 1930 with interest thereon at rate of 5½% per annum according to the tenor and effect of the one promissory note of the said First Parties payable to Jens P. Schouboe bearing even date herewith March 4, 1925. 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, <sup>for</sup> the space of three months after the same are delinquent, which taxes may be paid by the said part... 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 party of the second part on said real estate, together with interest at the rate of eight 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.

Jess P. Schouboe (L.S.)  
 Jennie Schouboe (L.S.)

State of Iowa, County of Madison, ss: On this 15 day of April A.D. 19\_\_ before me personally appeared Jess P. Schouboe and \_\_\_\_\_ 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.

