

## Mortgage Record, No. 78, Madison County, Iowa

A. H. Rowe and Nellie Rowe )  
 to (Mortgage  
 Ada M. Callison )  
 #1405

Filed for record the 28th day of May  
 A.D. 1925 at 9:00 o'clock A.M.  
 Gladys B. DeVault, Recorder.  
 Paul Lucas, Deputy.  
 Fee\$.80

Know All Men by These Presents: That A. H. Rowe and Nellie Rowe husband & wife of the County of Madison and State of Iowa in consideration of the sum of Four hundred Six & no/100 DOLLARS in hand paid, do hereby SELL AND CONVEY unto Ada M. Callison of the County of Madison and State of Iowa the following described premises, situated in the County of Madison and State of Iowa to-wit:

The North East Quarter ( $\frac{1}{4}$ ) of the North West Quarter ( $\frac{1}{4}$ )  
 of Section Fourteen (14), Township Seventy four (74) North, Range twenty  
 Nine (29) West of the 5th P.M. Containing Forty Acres.

This is a second mortgage.

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, unto the said Ada M. Callison and to her heirs and assigns, forever.

PROVIDED ALWAYS, and these presents are upon the express condition, that if the said A. H. Rowe & Nellie Rowe heirs, executors or administrators shall pay or cause to be paid to the said Ada M. Callison heirs, executors, administrators or assigns the sum of Four hundred Six & No/100 Dollars, on the 31st day of Dec. 1925. with interest thereon at the rate of 8 per cent, per annum, payable annually and until the same is fully paid, according to the tenor and effect of the one promissory note of said A. H. & Nellie Rowe 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 by the said parties of the first part, or their heirs, executors or administrators, of the said interest or principal or any part thereof, at the time the same becomes due or a failure on their part to pay the taxes of any year before the same becomes delinquent, or in case the said party of the first part shall commit or suffer to be committed, any waste upon said premises, or shall allow the same to diminish in value through any act or omission upon part, then in case of the occurrence of either of said events, the whole principal sum and interest shall become due and payable.

And it is also further agreed by the mortgagor that if it becomes necessary to foreclose this mortgage, a reasonable amount shall be allowed as attorney's fee and be taxed as a part of the cost of foreclosing.

And it is further agreed that in case said property shall become insufficient to secure the said indebtedness and proceedings to foreclose this mortgage are commenced, that a receiver be appointed to take charge of said premises and collect the rents, issues and profits from the time of commencement of said proceedings, to be applied in payment of the sum above mentioned.

The said party of the first part also agrees to pay all taxes or assessments that shall be taxed or assessed on said premises from the date hereof, until the sum shall be fully paid as aforesaid.

And the said Nellie Rowe hereby relinquishes all her right of dower in and to the above described premises.

Signed this fourth day of May A.D., 1925.

A. H. Rowe  
 Nellie Rowe

STATE OF IOWA, Madison County, ss: On this 4th day of May A.D., 1925, before me

John D. Callison, a Notary Public in and for said County, personally came A. H. Rowe

For Release of annexed Mortgage see  
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and Nellie Rowe his wife

to me personally known to be the identical persons whose names are affixed to the above instrument as grantors, and severally acknowledged the execution of the same to be their voluntary act and deed, for the purpose therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, at Macksburg, Ia. on the day and date last above written.

John D. Callison  
Notary Public in & for Madison Co., Ia.



A. D.,