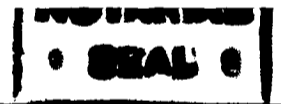


Mortgage Record, No. 78, Madison County, Iowa

Notary Public in and for said County.



Charles H. Busch, Rebecca Myrtle Busch )	Filed for record the 30th day of
to	(Mortgage Deed June A.D. 1925 at 2:45 o'clock P.M.
The Federal Land Bank of Omaha,	Gladys B. DeVault,
Omaha, Nebraska. ) #1633	Recorder.
	Fee \$1.80

THIS INDENTURE, made this 26th day of June A.D. 1925 between Charles H. Busch and Rebecca Myrtle Busch, husband and wife of the County of Madison and the State of Iowa, parties of the first part, and The Federal Land Bank of Omaha of Omaha, Nebraska party of the second part, WITNESSETH: that the said parties of the first part, in consideration of the sum of Fifteen thousand and no/100 DOLLARS in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm to the said party of the second part, and to its successors or assigns, the following described real estate in the County of Madison and state of Iowa, to-wit:

Being an examination of the title to the Northwest Quarter (NW $\frac{1}{4}$ ) and the West Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and a tract of land commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  NE $\frac{1}{4}$ ) and running thence East on the section line 16 chains, thence South 2.80 chains, thence South 78 $\frac{1}{2}$  degrees West 3.32 chains, thence North 41 $\frac{1}{2}$  degrees West 2.49 chains, thence South 70 degrees West 2.50 chains, thence South 33 degrees West 8.53 chains, thence South 10.25 chains to the South line of said forty acre tract, thence West 4 chains to the Southwest corner thereof, thence North to the place of beginning, all in Section twenty (20), Also commencing at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$ ) and running thence East 20 chains, thence North 78 rods to the center of Middle River, thence up said river to a point 6 chains and 50 links due

Release  
 For Assignment of Annexed Mortgage See  
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West, thence South 16 chains and 20 links, thence West to the West line of said Southwest Quarter ( $SW\frac{1}{4}$ ), thence South to the place of beginning; and the East Half of the Southwest Quarter ( $E\frac{1}{2} SW\frac{1}{4}$ ) except a tract commencing at the Northwest corner of said tract and running thence South 88 rods, thence North 45 degrees East 38 rods and 9 links, thence North  $22\frac{1}{2}$  degrees West 19 rods, thence North  $59\frac{1}{2}$  degrees East 34 rods, thence North 28 degrees East 36 rods and 13 links to the North line of said tract, thence West to the place of beginning; and the South three-quarters of the Southwest Quarter of the Northeast Quarter ( $S\frac{3}{4} SW\frac{1}{4} NE\frac{1}{4}$ ); and all of the Southeast Quarter of the Southeast Quarter ( $SE\frac{1}{4} SE\frac{1}{4}$ ) lying South and West of the center of Middle River; and the West half of the Southeast Quarter ( $W\frac{1}{2} SE\frac{1}{4}$ ) except a tract commencing at a point in the center of Middle River where it intersects the East line of said tract, thence up the center of said river 8 rods and 21 links, thence North 70 rods, thence East 8 rods and 21 links, thence South to the place of beginning, All in Section Seventeen (17), All of the above described land being in Township Seventy five (75) North, Range twenty-eight (28) West of the 5th Prin. Meridian containing 446 acres, more or less, according to the Government Survey.

To have and to hold the same, with the appurtenances thereto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, and to its successors or assigns forever; the intention being to convey an absolute title in fee to said premises.

The said parties of the first part do hereby covenant and agree with said party of the second part, to be now lawfully seized of said premises; and to now have good right to sell or convey the same, and that the same are free of all encumbrances, and warrant the title to the same.

Provided, however, that if the said parties of the first part, shall pay, or cause to be paid, to the said party of the second part, or to its successors or assigns, the principal sum of \$15,000.00, with interest thereon at the rate of  $5\frac{1}{4}$  per cent, per annum, according to the tenor and effect of a certain promissory note of even date payable in seventy-one semi-annual installments, on the amortization plan and in accordance with amortization tables provided by the Federal Farm Loan Board, the first installment being for \$468.75 and payable September first, 1925, and the final installment being \$            and payable            first, 19    , together with interest at the rate of eight per cent, per annum on any installment which shall not have been paid when due, said note being executed by the said parties of the first part and payable to the order of The Federal Land Bank of Omaha, at its office in Omaha, Nebr., and shall perform all and singular the covenants herein contained; then the estate hereby granted shall cease and this mortgage become null and void and be released at the expense of said parties of the first part.

And the said parties of the first part do hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges or attorney's fees incurred or paid by the said party of the second part, or by its successors or assigns, in maintaining the priority of this mortgage.

And the said parties of the first part do further covenant and agree to pay all legal taxes and assessments levied under the laws of Iowa on said premises, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and to keep the buildings thereon in good repair and insured to the amount of not less than sixty per cent, of their insurable value, in insurance companies

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acceptable to the said party of the second part, or to its successors or assigns, and to assign and deliver to it all policies of insurance on said buildings and the renewals thereof; and in case of failure to do so, the said party of the second part, or its successor or assigns, may pay such taxes and assessments, make such repairs or effect such insurance; and the amounts paid therefor, with interest thereon from the date of payment, at the rate of eight per cent, per annum, shall be collected with, **as part of**, and in the same manner as the principal sum hereby secured.

It is further agreed that in case of foreclosure of this mortgage for any cause, the holder of same shall be entitled to have a receiver appointed to take possession of said property pending foreclosure, sale and redemption, and to collect the rents of said real estate, and apply the same to the payment of said debt and interest and costs of suit.

And whereas the said parties of the first part in making application for this loan have made certain representations to the party of the second part as to the purpose or purposes for which the money loaned on this mortgage was borrowed, such representations are hereby specifically referred to and made a part of this mortgage.

And the said parties of the first part do further covenant and agree that in case of default in payment of the said principal sum of money or of any amortization installment thereof, or of interest thereon, or in the performance of any of the covenants or agreements herein contained, then, or at any time thereafter during the continuance of such default, the said party of the second part, or its successors or assigns may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, the said party of the second part, or its successors or assigns, shall be entitled to immediate possession of said premises and the appointment of a receiver, as above provided, and may proceed to foreclose this mortgage; and in case of foreclosure, such sum as may be lawful shall be allowed by the court for attorney's fees and be included in the judgment or decree.

It is further covenanted and agreed that in case of default in the payment of any one, or more, of the amortization installments provided for in said note, or in case of the payment by the party of the second part as provided for herein, of taxes, insurance premiums, or special assessments of any nature, then in that event, the party of the second part may institute foreclosure proceedings on account of, and for such sums as are in default, and such foreclosure proceedings may be had, and the land may be sold thereunder, subject to the unpaid balance of the principal indebtedness hereby secured, and this mortgage shall continue as a lien for the security of the payment of the unpaid balance of the principal, notwithstanding such foreclosure.

Parties of the first part hereby expressly waive the privileges and rights which are afforded by the homestead statutes of the State of Iowa, and especially agree that the said premises shall be liable for the debt hereby secured, and in case of the foreclosure of this mortgage for any cause the premises hereinabove described may be offered for sale as one tract.

This mortgage is made to said party of the second part as a Federal Land Bank doing business under the "Federal Farm Loan Act" and the parties hereto agree to be in all respects subject to and governed by the terms and provisions of said Act.

IN WITNESS WHEREOF, the hand and seal of the parties of the first part are hereunto set on the day and year first above written.

WITNESS:

Charles H. Busch (SEAL)  
Rebecca Myrtle Busch (SEAL)  
(SEAL)  
(SEAL)

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FIDLAR & CHAMBERS CO., DAVENPORT, IOWA

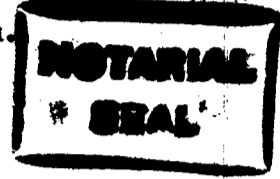
STATE OF IOWA, County of Madison, ss: On this 30th day of June, A.D. 1925, before me, a Notary Public in and for said County, personally appeared Charles H. Busch and Rebecca Myrtle Busch, husband and wife to me personally known to be the identical persons who are described in and who executed the foregoing instrument as grantors, and acknowledged that the said instrument was executed as the voluntary act and deed of said grantors.

Witness my hand and official seal the day and year last above written.

O. E. Beach

(Notary Public in and for said County).

My Commission expires July 4" 1927.



W. E. Hays & Wife