

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

FIDLAR &amp; CHAMBERS CO., DAVENPORT, IOWA

J. B. Simpson )  
 to (Mortgage December 21st day of  
 First National Bank, Lorimor, Iowa.) #2721 Fee\$.90 Gladys B. DeVault, Recorder.

This Indenture, Made the 14th day of December A.D. Nineteen Hundred and Twenty Five between John B. Simpson, Single of Union County, and State of Iowa, party of the first part and The First National Bank of Lorimor, of Union County, and State of Iowa, party of the second part. WITNESSETH: That the said party of the first part, in consideration of Two 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:

All of my undivided interest in and to the East Half of the Southeast Quarter of Section Nineteen (19); The North Thirty (30) acres of the West Half of the Southwest Quarter of Section Twenty Nine (29); And the Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter of Section Thirty (30); All in 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 thereunto belonging, unto the said party of the second part, and to successors and assigns forever. The said party of the first part hereby convenents that the above described premises are free and clear of all liens and incumbrances, and I will warrant and defend the title unto the said party of the second part, successors and assigns against the lawful claims of all persons whomsoever,

This indenture is executed and delivered upon the following conditions:

That said first party shall pay to said First National Bank or assigns Two Hundred and No/100 Dollars, on the 14th day of December 1926. with interest thereon at eight 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 of the said John B. Simpson payable to said First National Bank, Lorimor, Iowa, and bearing even date herewith:

That said first party shall pay all taxes, and assessments, both general and 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 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 convenents 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 proceedings 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.

For Release of annexed Mortgage see  
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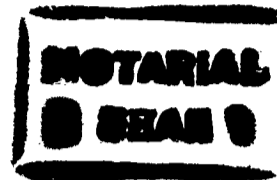
Upon compliance with the foregoing agreements, this obligation shall be void, otherwise, to remain in full force.

In testimony whereof, the said party of the first part has hereunto set his hand the day and year first above written;

John B. Simpson

STATE OF IOWA, County of Union, ss: On the 15th day of December A.D. 1925 before me personally appeared John B. Simpson, Single to me known to be the person named in, and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Marion Reid  
Notary Public in and for said County.



Des Moines Joint Stock )

Filed for record the 22nd day of December  
1925 at 2:20 o'clock P.M.

and said O.F. Scree and ~~and~~  
untary act and deed of said corporation.

F. C. Upton  
Notary Public in and for Polk County, Iowa.  
My Commission Expires July 4, 1927.

