

Mortgage Record No. 75, Madison County, Iowa

110

OCK BROTHERS, INC., DES MOINES 20226

FROM  
George W. Harris and wife,  
TO  
SECURITH LOAN AND TITLE COMPANY

Filed for Record the 2nd day of March  
A. D. 1925, at 8:20 o'clock A.M.  
#463 Gladys B. DeVault, Recorder  
By Paul Lucas Deputy  
Fee \$ .80

Lucy A. Benson  
Mortgage Record 70 Page 533  
Extention of Amended Mortgage see

This Mortgage Made the 26th day of February 19 25, by and  
between George W. Harris and wife, Alice Harris,  
of Madison County, and State of Iowa, hereinafter called the mortgagor, and  
SECURITY LOAN AND TITLE COMPANY, of Winterset, Iowa,  
hereinafter called the mortgagee,

WITNESSETH: That the mortgagor, in consideration of the sum of  
Five Thousand and no/100 (\$ 5,000.00 ) DOLLARS,  
paid by the mortgagee, do hereby convey to the mortgagee, its successors and assigns,  
forever, the following tracts of land in the county of Madison, State of Iowa, to-wit:

The Southwest Quarter of the Southeast Quarter of Section 25, in  
Township 75 North, of Range 27, West of the 5th P.M. Madison  
County, Iowa.

(The intention being to continue and preserve the lien of the  
mortgage recorded in mortgage Record 66, page 172 of the records  
of Madison County, Iowa,)

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containing in all forty acres, with all appurtenances thereto belonging, and the mortgagor warrants the  
title against all persons whomsoever.

All rights of homestead and contingent interests known as Dower, are hereby conveyed. To be void upon the  
following conditions:

First. That the mortgagor shall pay the mortgagee, its successors or assigns,  
the sum of Five Thousand and no/100 (\$5,000.00 ) Dollars,  
on the 1st day of March, A. D. 19 30, with interest  
according to the tenor and effect of the one certain promissory note of the said  
George W. Harris and Alice Harris, his wife, with five interest coupons attached,  
date herewith; principal and interest payable at the office of SECURITY LOAN AND TITLE CO., Winterset, Iowa.

Second. That the mortgagor shall keep the buildings on said real estate insured in some responsible company  
or companies, satisfactory to mortgagee, for the use and security of the mortgagee, in a sum not less than two-thirds  
their value, and deliver to the mortgagee the policies and renewal receipts.

Third. The mortgagor shall pay when due, and before delinquent, all taxes which are, or become a lien on said  
premises; if mortgagor fail either to pay such taxes, or promptly to effect such insurance, then the mortgagee may  
do so; and should the mortgagee become involved in litigation, either in maintaining the security created by this mort-  
gage, or its priority, then this mortgage shall secure to the mortgagee, the payment and recovery of all money, costs,  
expenses or advancements incurred or made necessary thereby, as also for taxes or insurance paid hereunder; and all  
such amounts shall be hereby secured, to the same extent as if such amounts were a part of the original debt secured  
hereby, and with eight per cent per annum interest thereon, from the date of such payments.

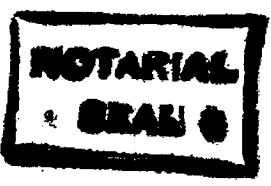
Fourth. A failure to comply with any one or more of the above conditions of this mortgage, either wholly or in  
part, including the payment of interest when due, shall, at the mortgagee's option, cause the whole sum hereby secured  
to become due and collectible forthwith without notice or demand, and mortgagee shall be, and is hereby, authorized to  
take immediate possession of all of said property, and to rent the same and shall be held liable to account to mort-  
gagor only for the net profits thereof, and such possession for such purposes shall continue to the end of the year  
of redemption. It is also agreed that the taking possession thereof as above provided shall in no manner prevent or  
retard mortgagee in the collection of said sums by foreclosure or otherwise, and a receiver may be appointed to carry  
out the provisions hereof.

Fifth. And in the event a suit is lawfully commenced to foreclose this mortgage, reasonable attorney's fees for  
mortgagee's attorney are to be considered as a part of the costs of the suit and collected in the same manner.  
Signed the day and year first herein written.

George W. Harris  
Alice Harris

STATE OF IOWA, }  
MADISON COUNTY, } ss.

On this 27 day of February, A. D. 1925, before me,  
the undersigned, a Notary Public, within and for said County, personally appeared  
George W. Harris and wife, Alice Harris  
to me known to be the identical person s named in and who executed the foregoing mortgage as maker s thereof, and  
acknowledged the execution of the same to be their voluntary act and deed



WITNESS my hand and Official Seal, the day and year last above written.  
L. M. Delaplain  
Notary Public in and for Madison County, Iowa

For Release of Amended Mortgage see  
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