

Mortgage Record, No. 78, Madison County, Iowa

James A. Randall & wife)
to (Mortgage
Geo Leeper.)#807

Filed for record the 18th day of March A.D.
1925 at 10:57 o'clock A.M.
Fee\$.90 / Gladys B. DeVault, Recorder.

KNOW ALL MEN BY THESE PRESENTS: That James A. Randall and Pearl A. Randall, his wife,
of the County of Madison and State of Iowa, in consideration of the sum of One
Thousand Five Hundred Fifty & No/100 DOLLARS, in hand paid, do hereby sell and convey
unto George Leeper of the County of Dallas State of Iowa the following described
premises, situated in the County of Madison State of Iowa, to-wit:

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34),
Township Seventy-seven (77) North, Range Twenty-nine (29) west of the fifth
P.M., in Madison County, Iowa.

This mortgage is subject to one certain mortgage of \$7,000.00
now on said premises.

and which the said first parties represent to belong to them under legal title

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, to the said George Leeper and to his heirs and
assigns forever;

PROVIDED, always, and these presents are upon the express condition that if the said
James A. Randall and Pearl A. Randall, their heirs, executors administrators or assigns
shall pay or cause to be paid to the said George Leeper heirs, executors, administrators
or assigns the sum of Seven Hundred Seventy-five & No/100 Dollars on March 1, 1926
and Seven Hundred Seventy Five & No/100 Dollars on March 1, 1927 with interest thereon
at the rate of 5 per cent per annum, until the same is fully paid, according to the
tenor and effect of the two notes of said James A. Randall and Pearl A. Randall bear-
ing even date with these presents, then these presents to be void, otherwise in full
force and effect. And in case of the non-payment by the said party of the first part,
or his heirs, executors or administrators of the said interest or principal, or any
part thereof, for the space of thirty, days after the same becomes due, or on their
failure to pay any taxes or assessments that may be taxed or assessed on said premises
until the same shall have become delinquent or to further secure said note by insurance
of buildings on said land in the sum of \$...., in a stock company approved by mortgagee,
or if any of the statements herein made shall at any time prove untrue, then 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
included with the cost of foreclosing.

And the mortgagor herein declares that the said premises are free and clear from all
liens, incumbrances, taxes or assessments, and agrees to pay all taxes or assessments
that shall be taxed or assessed on said premises from date hereof until the said sum
shall be fully paid, as aforesaid.

IT IS ALSO AGREED, that in case of default in any respect so that this mortgage can
be foreclosed, the rents and profits of said premises, as well before as after sale on
execution, are hereby pledged to the payment of the moneys secured hereby, and that on
the commencement of an action to foreclose this mortgage, the Plaintiff therein shall
be entitled to the appointment of a receiver, with the usual powers to take and hold
such rents and profits for the benefit of the plaintiff and subject to the order of
the Court. Cancellation hereof to be at mortgagor's expense.

And the said Pearl A. Randall hereby relinquishes her right of dower, and all

For Release of annexed Mortgage see
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Harry R. Lenhart
Assignor of annexed Mortgage see

Robert L. Leach, Receiver of
State Bank of Dexter
Assignor of annexed Mortgage see

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FIOLAR & CHAMBERS CO., DAVENPORT, IOWA

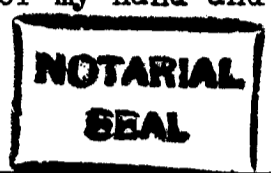
rights of any kind whatever, in and to the above described premises.

Dated this 28th day of February A.D., 1925.

James A. Randall
Pearl A. Randall

STATE OF IOWA, Dallas County, ss: On this 28th day of February A.D., 1925 before me Harry R. Lenhart a Notary Public in and for said County, personally appeared James A. Randall and Pearl A. Randall, his wife to me known to be the identical persons named in and who executed the foregoing instrument and whose names are affixed thereto as grantor_ and acknowledged that they executed the same as their voluntary act and deed.

MADE under my hand and seal of office the day and year last above written.



Harry R. Lenhart
Notary Public in and for said County.

J. F. Johnston