

Mortgage Record, No. 78, Madison County, Iowa

Emma Fritz )  
W. B. Fritz )  
to (Mortgage  
Wheeler Auto Co.) #1645

Fee\$.80

Filed for record the 28th day of July A.D.,  
1926 at 10:30 o'clock A.M.  
Gladys B. DeVault, Recorder.  
Paul Lucas, Deputy.

KNOW ALL MEN BY THESE PRESENTS: That Emma Fritz of Madison County and State of Iowa in consideration of the sum of Twelve Hundred Eighty and No/100 Dollars, in hand paid by Wheeler Auto Company of Dallas County, and State of Iowa do hereby SELL AND CONVEY unto said Wheeler Auto Company the following described premises, situated in the County of Madison and State of Iowa, te-wit:

The North Half and the Southeast Quarter of the Northwest Quarter of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa.

Subject to a mortgage of \$6000.00 now of record on this and other land.

And I hereby covenant with the said Wheeler Auto Company that I hold said premises by title in fee simple; that I have good right and lawful authority to sell and convey the same, that they are free and clear of all liens and incumbrances whatsoever; and I covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever; and the said W. B. Fritz hereby relinquishes his right of dower in and to the above described premises.

Provided always, and these presents are upon this express condition, that if the said Emma Fritz heirs, executors or administrators shall pay or cause to be paid to the said Wheeler Auto Company executors and administrators or assigns the sum of Twelve Hundred Eighty & No/100 Dollars on the 25th day of June 1927.

.....Dollars on the..... day of.....190....Dollars on the.....day of.....190...  
.....Dollars on the .....day of.....190....Dollars on the.....day of.....190...  
.....Dollars on the.....day of.....190....Dollars on the.....day of.....190...

With interest thereon from June 25, 1926, according to the tenor and effect of the one promissory note of the said Emma Fritz payable to Wheeler Auto Company bearing June 25th, 1926 date, then these presents to be void, otherwise to remain in full force.

And it is hereby agreed that the said ----- shall keep the buildings on said property insured in a good and reliable company, to be selected by said mortgagee, in the sum of .....DOLLARS.

The said first party further agrees that the said second party, at any time during the existence of this indebtedness or any part thereof, until the same is fully paid, shall have full power and is hereby authorized, as attorney in fact of said party to pay all liens of any kind, either prior or subsequent, that may in any manner affect the title to the land herein conveyed, and for the repayment of all moneys so paid, with interest thereon from the date of such payment, at the rate of eight per cent per annum payable semi-annually, this indenture shall be security in like manner and with like effect as for the payment of said notes.

And it is hereby, further agreed, that if the said Emma Fritz allow the taxes to become delinquent upon said property, or permits the same or any part thereof to be sold for taxes, or if she fail to pay the interest on said note promptly as same becomes due, the note secured hereby shall become due and payable in thirty days thereafter: and

*Here recorded  
For Release of annexed Mortgage see  
Mortgage Record 57 Page 493*

*For Release of annexed Mortgage see  
Mortgage Record 57 Page 490*

*For Release of annexed Mortgage see  
Mortgage Record 83 Page 117*

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WOLAR & CHAMBERS CO., DAVENPORT, IOWA

the mortgagee its heirs or assigns may proceed to at once foreclose the mortgage, and in case it becomes necessary to commence proceedings to foreclose the same, then the said Emma Fritz in addition to the amount of said debt, interest and cost, agree to pay the mortgagee herein named, or to any assignee of the mortgagee herein, a reasonable attorney's fee for collecting the same, which fee shall be included in judgment in such foreclosure case.

Signed and delivered this 27th day of July, 1926.

Emma Fritz  
W. B. Fritz

STATE OF IOWA, Guthrie County, ss: On this 27th day of July A.D. 1926, before me Carl P. Knox a Notary Public within and for said County, personally came Emma Fritz and W.B.Fritz, her husband, personally to me known to be the identical person named in and who executed the above instrument as grantor\_\_, and severally acknowledged the execution of the same to be their voluntary act and deed for the purposes herein expressed.

WITNESS my hand and official seal on the date last above written.

Carl P. Knox  
Notary Public. Guthrie County, Iowa.



The Federal Land Bank )

Filed for record the 2nd day of August