

Mortgage Record, No. 78, Madison County, Iowa

John B. Simpson)
to (Mortgage
First National Bank,) #2509
Lorimor, Iowa.) Fee \$. 90

Filed for Record the 13th day of December
A.D., 1926, at 11:45 o'clock A.M.
Gladys B. DeVault, Recorder
By Alberta Lucas, Deputy

THIS INDENTURE, Made the 4th day of December A.D. Nineteen Hundred and Twenty Six
between John B. Simpson, Single of Union County, and State of Iowa, party of the first
part and The First National Bank of Lorimor, and State of Iowa, party of the second
part.

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FIDLER & CHAMBERS CO., DAVENPORT, IOWA

WITNESSETH: That the said party of the first part, in consideration of Four Hundred 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:

An undivided one eighth 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 5th P.M.,

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 of Lorimor, Iowa, or assigns Four Hundred Dollars, on Demand 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 of 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 proceeding, 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.

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

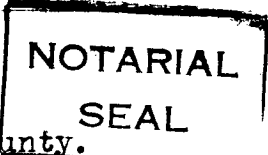
STATE OF IOWA, County of Union, ss: On the 4th day of December A.D. 1926 before me personally appeared John B. Simpson, Single, to me known to be the person named in, and who executed the foregoing instrument and acknowledged that he executed the same

For Release of annexed Mortgage see
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as his voluntary act and deed.

Clyde Wilson
Notary Public in and for said County.



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