

Mortgage Record, No. 78, Madison County, Iowa

Wm. J. Iiams)
to (Mtg.
Warfield, Pratt, Howell Company) #978 Fee\$.80 ✓

Filed for record the 13th day of April
A.D. 1926 at 10:00 o'clock A.M.
Gladys B. DeVault, Recorder.
Paul Lucas, Deputy.

Know All Men by These Presents: That Wm. J. Iiams a Widower of the County of Madison and State of Iowa in consideration of the sum of Six Hundred Fifty-seven and 12/100 DOLLARS in hand paid, do hereby SELL AND CONVEY unto Warfield, Pratt, Howell Company of the County of Polk and State of Iowa the following described premises, situated in the County of Madison and state of Iowa as to Town Lots and Madison County and State of Missouri as to other lands, to-wit:

Lots # Eight (8) and Nine (9) in Block # Three (3), and Lots # Fourteen (14), Fifteen (15) and Sixteen (16) in Block # Five (5), All in Barker's Second Addition to the Original Town of Macksburg, And the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), Township Thirty two (32), North, Range Six (6) East, Madison Co. Mo.

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, unto the said Warfield, Pratt, Howell Company and to its heirs and assigns, forever.

PROVIDED ALWAYS, and these presents are upon the express condition, that if the said Wm. J. Iiams his heirs, executors or administrators shall pay or cause to be paid to the said Warfield, Pratt, Howell Company its heirs, executors, administrators or assigns the sum of Six Hundred Fifty-seven and 12/100 (\$657.12) Dollars, on the 1st day of December 1926.Dollars, on the....day of...191..
.....Dollars, on the.....day of....191.....Dollars, on the....day of...191...
.....Dollars, on the.....Day of....191.....Dollars, on the....day of...191..

with interest thereon at the rate of 7 per cent per annum, payable annually and until the same is fully paid, according to the tenor and effect of the one promissory note of said Wm. J. Iiams bearing even date with these presents, then these presents to be void, otherwise to be and remain 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, at the time the same becomes due or a failure on his part to pay the taxes of any year before the same becomes delinquent, or in case the said party of the first part shall commit or suffer to be committed, any waste upon said premises, or shall allow the same to deminish in value through any act or omission upon his part, then in case of the occurrence of either of said events, 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 taxed as a part of the cost of foreclosing.

And it is further agreed that in case said property shall become insufficient to secure the said indebtedness and proceedings to foreclose this mortgage are commenced, that a receiver be appointed to take charge of said premises and collect the rents, issues and profits from the time of commencement of said proceedings, to be applied in payment of the sum above mentioned.

The said party of the first part also agrees to pay all taxes or assessments that shall be taxed or assessed on said premises from the date hereof, until the sum shall be fully paid as aforesaid.

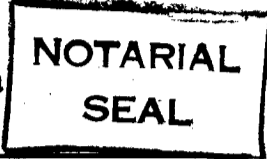
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FIDLER & CHAMBERS CO., DAVENPORT, IOWA

STATE OF IOWA, Madison County, ss: On this first day of April A.D., 1926, before me John D. Callison a Notary Public in and for said County, personally came Wm. J. Iiams, a widower to me personally known to be the identical person whose name is affixed to the above instrument as grantor, and severally acknowledged the execution of the same to be his voluntary act and deed, for the purpose therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, at Macksburg, Ia. on the day and date last above written.

John D. Callison
Notary Public in & for Madison Co. Ia.



Penn ... Filed for record the 16th day of April