

OCH BROTHERS, INC., DES MOINES, IOWA 20226

FROM

Clara V. Bosley, Administratrix

Filed for Record the 22nd day of April

A. D. 1927, at 4:20 o'clock P. M.

TO

Security Loan & Title Company

Gladys B. De Vault Recorder

#112

By Deputy

Fee \$.90

This Mortgage Made the 18th day of April 1927, by and

between Clara V. Bosley, administratrix of the Estate of M. S. Bosley, deceased, and Clara V. Bosley, widow of M. S. Bosley, deceased, 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 Five Hundred and No/100 (\$ 5500.00 ) 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 North half (1/2) of the South West Quarter (1/4) of Section Twenty-seven (27) in Township Seventy-seven (77) North of Range Twenty-nine (29) West of the 5th P. M. Iowa.

(This Mortgage made in pursuance of an Order of the District Court of Madison County, Iowa, entered April 2, 1927, in the Matter of the Estate of M. S. Bosley, deceased )

The within and foregoing administratrix's mortgage being by the said administratrix Clara V. Bosley, this day returned into Court for Approval, and it appearing to the Court that the said administratrix has complied with the requirements of law and the orders and decrees of this court in making said mortgage it was ordered by said Court that the said mortgage be and the same was approved and confirmed, and by direction of said Court the said approval is hereby certified and endorsed hereon by the undersigned.

Witness my hand and official seal on the 22nd day of April, A. D. 1927.

District Court Seal

C. E. Spurgin. Clerk of the District Court of Iowa, in and for Madison County, Iowa.

containing in all 80 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 to the mortgagee its successors or assigns, the sum of Five Thousand Five Hundred and No/100 (\$ 5500.00 ) Dollars, on the 22nd day of April, A. D. 1932, with interest according to the tenor and effect of the four certain promissory notes of the said Clara V. Bosley, administratrix and Clara V. Bosley, bearing even 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 mortgage, 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 mortgagor 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.

Clara V. Bosley, Administratrix of the Estate of M. S. Bosley, deceased. Clara V. Bosley, Widow of M. S. Bosley deceased.

STATE OF IOWA, } ss. MADISON COUNTY, }

On this 22nd day of April, A. D. 1927, before me, the undersigned, a Notary Public, within and for said County, personally appeared Clara V. Bosley, Administratrix of the Estate of M. S. Bosley, deceased, and Clara V. Bosley, widow, administratrix of the said estate of M. S. Bosley, deceased, and the foregoing mortgage as maker thereof, and to me known to be the identical person named in and who executed the foregoing mortgage as maker thereof, and acknowledged the execution of the same to be her voluntary act and deed and her voluntary act and deed as such Administratrix for the uses and purposes therein expressed. WITNESS my hand and Official Seal, the day and year last above written.



L. P. Jackson Notary Public in and for Madison County, Iowa

Vertical text on the left margin: The mortgagee (a corporation) in the annexed mortgage, hereby releases this mortgage of record this 21st day of May 1932, and I, the executing officer, hereby certify that this release is executed by authority of the Board of Directors of said corporation. Executed in my presence by Harry F. Anderson, Secretary, and Mildred E. Knott, known to me to be the Secretary and Treasurer of said Security Loan and Title Company, a corporation of Madison County, Iowa.