

Mortgage Record, No. 81, Madison County, Iowa

JENKINS-FERGEMANN & CO., WATERLOO, IOWA - NO. 6051

H. E. Perkins and wife
to
M. D. Shacklett and George Canfield

#1566
Fee \$.80

Filed for record the 7 day of
July at 10:25 o'clock A. M. *U.D. 1927*

Gladys B. DeVault, Recorder
Ercell M. Knott, Deputy.

MORTGAGE

FOR THE CONSIDERATION OF Twenty one thousand and ninety five Dollars, H. E. Perkins and Maud Perkins, his wife of Warren County, first party, hereby conveys to M. D. Shacklett and George Canfield of Ringgold County, second party, the following real estate situated in Warren County, Iowa, described as follows, to-wit:

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ except one acre used for a church and cemetery and except the East 52 $\frac{1}{2}$ rds of the South 85 ft thereof. Also the West 107 $\frac{1}{2}$ rds of SW $\frac{1}{4}$ of section twenty-two (22) and the West 107 $\frac{1}{2}$ rds of N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of section 27 all in township seventy four (74) range twenty eight (28) West of the 5th P. M. Iowa. Containing 200 acres more or less according to government survey.

It is hereby understood and agreed that of the consideration hereof that the said M. D. Shacklett contributes fifteen thousand and ninety five (\$15,095.) and the said George Canfield contributes six thousand dollars (\$6,000.) and all payments as to principal and interest for the above amount are based on this porportion.

The said first parties hereby warrant the title against all persons whomsoever, covenant that these premises are free and clear of all liens and encumbrances and severally release all rights of dower and homestead in the same.

To be void upon condition that said H. E. Perkins and Maud Perkins pay said second party or assigns Twenty one thousand and ninety five Dollars June 9, 1932, with interest at 5 per cent per annum, payable semi-annually, according to two notes of even date herewith, with eight per cent per annum after maturity, payable at the office of the FIRST NATIONAL BANK, Indianola, Iowa.

Said first party shall not suffer waste, shall pay all taxes and assessments upon said

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Witnessed by: Pearl E. Shacklett Recorder
For Assignment of Annorod Mortgage see Euler, Shacklett
Case of S. Shacklett

This Mortgage having been paid in full, I hereby release and discharge the sum of record, this 11 day of August 1949

For Assignment of Annexed Mortgage See Mortgage Record 94 Page 304

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property to whomsoever laid or assessed, and including personal taxes, before delinquent, and shall keep buildings thereon insured to the satisfaction of said second party in the sum of Thirty five hundred dollars, delivering all policies and renewal receipts to second party, and shall pay, in case of suit a reasonable attorney's fee and expenses of continuation of abstract, and all expenses and attorney's fees incurred by said second party or assigns by reason of litigation with third parties to protect the lien of this mortgage.

A failure to comply with any one of the agreements hereof causes the whole debt to at once become due and collectible, if said second party or assigns so elect, and no demand for fulfillment of broken conditions nor notice of election to consider the debt due shall be necessary previous to commencement of suit to collect the debt hereby secured, or any part thereof, or to foreclose this mortgage; and said second party or assigns may take immediate possession of said land and account for only the net profits. Said taking possession shall in no way retard collection or foreclosure.

All money paid by said second party or assigns for insurance or taxes shall bear interest at the rate of eight per cent per annum, payable semi-annually, and be a lien on said land under this Mortgage.

Dated this 9th day of June, 1927.

H. E. Perkins

Maud Perkins

STATE OF IOWA, County of Warren) ss:

On this 9th day of June, A. D., 1927, before the undersigned, a Notary Public in and for said County, personally appeared H. E. Perkins and Maud Perkins, his wife, husband and wife, to me personally known to be the identical persons whose names ___ affixed to the foregoing mortgage as grantor and acknowledged said instrument and the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal, by me affixed the day and year last above written.

NOTARIAL
SEAL

Carl H. Lane,
Notary Public, Warren County, Iowa.