

Mortgage Record, No. 81, Madison County, Iowa

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

Carrie Mae Farlin and husband

to

Mrs. Hattie Clark

#1689

Fee \$1.80

Filed for record the 28 day of
July, A. D., 1927, at 8:20 o'clock
A. M.

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

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That Carrie Mae Farlin and Ross Farlin, wife and husband of Sedgwick County, and State of Colorado, in consideration of the sum of Sixteen Hundred and no/100 Dollars in hand paid do hereby SELL and CONVEY unto Mrs. Hattie Clark of Deuel County, and State of Nebraska the following described premises, situated in Madison County, and State of Iowa, to-wit:

All of my undivided one ninth interest in the following described real estate, East one half ($E\frac{1}{2}$) of South West Quarter Section Twenty-eighth (28), South West Quarter of South West Quarter ($SW\frac{1}{4}$ of $SW\frac{1}{4}$) of Section Twenty-eight (28), East One Half of North West Quarter ($E\frac{1}{2}$ of $NW\frac{1}{4}$) Section Thirty-three (33) Monroe Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P. M.

The intention being to convey hereby an absolute title in fee simple including all the rights of homestead and dower.

TO HAVE AND TO HOLD the premises above described, with all the appurtenances thereunto belonging unto the said Mrs. Hattie Clark and to her heirs and assigns, forever, provided always, and these presents are upon the express condition that if the said Carrie

For Release of annexed Mortgage see
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Mae Farlin and Ross Farlin, wife and husband, their heirs, executors, administrators or assigns shall pay or cause to be paid to the said Mrs. Hattie Clark, her heirs, executors, administrators or assigns, the sum of Sixteen Hundred and no/100 Dollars, payable as follows, to-wit: Sixteen Hundred Dollars on or before the 26th day of July, A. D., 1928, with interest thereon at 8 per cent per annum, payable semi-annually, according to the tenor and effect of the one promissory note with interest coupons attached of said Carrie Mae Farlin and Ross Farlin, wife and husband, bearing even date with these presents, and shall pay all taxes and assessments levied upon this mortgage or the note which this mortgage is given to secure, before the same becomes delinquent, and keep the buildings on said premises insured for the sum of \$___ loss, if any, payable to the said mortgagee, then these presents to be void, otherwise to be and remain in full force.

IT IS FURTHER AGREED (1) That if the said mortgagor shall fail to pay such taxes or procure such insurance, the said mortgagee may pay such taxes and procure such insurance; and the sum so advanced, with interest at 10 per cent shall be paid by said mortgagor, and this mortgage shall stand as security for the same. (2) That a failure to pay any of said money, either principal or interest when the same becomes due, or a failure to comply with any of the foregoing agreements, shall cause the whole sum of money herein secured to become due and collectable at once at the option of the mortgagee.

Signed this 26th day of July, A. D., 1927.

Mrs. Carrie Mae Farlin

Ross Farlin

In the Presence of

R. M. Robbins

S. M. Johnson

STATE OF NEBRASKA

) ss:

Deuel County

On this 26th day of July, A. D., 1927, before me, the undersigned R. M. Robbins, a Notary Public, duly commissioned and qualified for and residing in said county, personally came Carrie Mae Farlin and Ross Farlin, wife and husband, to me known to be the identical persons whose names are affixed to the foregoing conveyance as grantors and acknowledged the execution of the same to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

NOTARIAL
SEAL

R. M. Robbins, Notary Public

My Commission expires the 26 day of Sept., 1931.