

Mortgage Record, No. 79, Madison County, Iowa

MATT PARROTT & SONS CO., WATERLOO, IOWA 51327 (1)

MORTGAGE

Frank A. & Blanche Trumbauer,

TO

Madison County State Bank.

Filed for record the 8th day of January

A. D. 1927, at 8:20 o'clock A. M.

#49 Gladys B. DeVault, Recorder.

By _____, Deputy.

Recording fee, \$ 1.00

THIS MORTGAGE, Made the 7th day of January 1927, by and between Frank A. Trumbauer and wife Blanche Trumbauer of Madison County, and State of Iowa, hereinafter called the mortgagors, and Madison County State Bank

hereinafter called the mortgagee. WITNESSETH: That the mortgagors, in consideration of the sum of Twelve Thousand Eight Hundred (\$12,800.00) 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 ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$) and the South West Quarter ($\frac{1}{4}$) of the North East Quarter ($\frac{1}{4}$) and the East Fourth ($\frac{1}{4}$) of the North West Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$), and the following described West of the North East corner of the North West Quarter ($\frac{1}{4}$), of the South East Quarter ($\frac{1}{4}$) tract of land:- Commencing 20 rods, thence running thence South 16 rods, thence West 20 rods, thence North 16 rods, thence East 20 rods to the place of beginning, and the North West Quarter of the North East Quarter of the South West Quarter ($\frac{1}{4}$) North Half ($\frac{1}{2}$) of the North West Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$) and all that part of the South Half ($\frac{1}{2}$) of the North West Quarter ($\frac{1}{4}$) of section Thirty-six (36) described as follows:- Beginning at the Half Mile corner on the West side of Section Thirty-six (36), running thence East to the center of said Section, 1 rod and 9 links, thence North 41 rods and 9 links, thence West 39 rods and 15 links, thence South 1 rod and 9 links, thence West to the west line of said Section 36, thence South to the place of beginning, all in Section 36 of Township 76 North, of Range 26 West of the 5th P. M.

containing in all 144 acres, with all appurtenances thereto belonging, and the mortgagors warrant the title against all persons whomsoever.

All rights of homestead and contingent interests known as dower, or however else, are hereby conveyed. To be void upon the following conditions:

First. That the mortgagors shall pay to the mortgagee or its successors, heirs, executors, or assigns, the sum of Twelve Thousand Eight Hundred (\$12,800.00) Dollars, on the 1st day of March A. D. 1927.

with interest according to the tenor and effect of the one certain promissory note with coupons

attached, of the said Frank A. Trumbauer and Blanche Trumbauer bearing even dates with these presents; principal and interest payable at the office of Madison County State Bank, Winters, Ia.

Second. That the mortgagors 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 their insurable value, and deliver to the mortgagee the policies and renewal receipts.

Third. The mortgagors shall pay, when due, and before delinquent, all taxes which are, or become, a lien on said premises; if mortgagors fail either to so 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 constitute a part of the debt 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.

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 sums hereby secured to become due and collectible forthwith without notice or demand.

And the mortgagors hereby pledge the rents, issues, and profits of said real property for the payment of said principal sum, interest, attorney's fees, and costs, and authorize, agree, and consent that in case of any default as above mentioned, and the filing of a bill or petition for the foreclosure of this mortgage, the court in which said suit shall be instituted, or any judge thereof, shall, at the commencement of said action or at any stage during the pendency or progress of said cause, on application of the plaintiff, without any notice whatever, appoint a receiver to take possession of said property, and collect and receive said rents and profits and apply the same to the payment of said debt under the order of the court; and this stipulation for the appointment of a receiver shall apply and be in force whether or not said property or any part thereof is used as a homestead, and without proof of any other grounds for the appointment of a receiver than the default aforesaid.

This stipulation is hereby made binding on said mortgagors, their heirs, administrators, executors, grantees, lessees, tenants, and assigns, and in case of the renting or leasing of said premises, while this mortgage remains unsatisfied, all rent shall be paid by the tenant or lessee to the mortgagee herein, or assigns, to apply on said debt as aforesaid, and no payment made to any one other than said mortgagee, or his assigns, shall constitute payment or discharge of said rental.

And in the event a suit is lawfully commenced to foreclose this mortgage, mortgagee's reasonable attorney's fees are to be considered as a part of the costs of the suit and collected in the same manner.

In Witness Whereof, Signed by the mortgagors, the day and year first herein written.

F. A. Trumbauer

Blanche Trumbauer

STATE OF IOWA, MADISON COUNTY, ss.

On the 7th day of January A. D. 1927, before the undersigned, a Notary Public in and for said County, came F. A. Trumbauer and Blanche Trumbauer, husband and wife

to me personally known to be the identical person whose name is subscribed to the foregoing mortgage as maker thereof, 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.

Ralph Wiley

Notary Public in and for Madison County, Iowa.

NOTARIAL SEAL

Decree of foreclosure of this mortgage entered, Oct. 22-1936, in the District Court of Madison County, Iowa, on page 411, record of said Court.

Nov-27-1936 Clerk District Court.

Madison Co. Sav. Bk.
For Assignment of Annexed Mortgage as

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