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Real Estate Mortgage Record No. 80, Madison County, Iowa

Form No. 31—Aetna Life Insurance Co., containing 661 printed words.

MATT PARROTT & SONS CO., WATERLOO, IOWA \*A65007

IOWA MORTGAGE

F. M. Ritter, and wife, TO THE AETNA LIFE INSURANCE COMPANY Hartford, Connecticut

Filed for Record the 4th day of March A. D. 19 27, at 1:45 o'clock P.M. #625 Gladys B. De Vault, Recorder Recording Fee, \$ .90

Dated Feb. 28, 1927, 19 \$ 2200.00

For Assignment of Unpaid Mortgage see Mortgage Record 83 Page 350

IN CONSIDERATION OF Twenty-two Hundred (\$2200.00) DOLLARS,

F. M. Ritter and Ellen Ritter, his wife,

of Union County, Iowa, part 1/2 of the first part, hereby SELL AND CONVEY unto the AETNA LIFE INSURANCE COMPANY, a corporation of Hartford, Connecticut, party of the second part, the following described premises in Madison County, Iowa, to-wit:

The North Half of the South West Quarter (1/2), and the South West Quarter (1/2) of the North West Quarter (1/2) (except the East Twelve (12) rods in width of the North Eighteen (18) rods in width.), and the South Thirty-one (31) acres of the South East Quarter (1/4) of the North West Quarter (1/2) of Section Thirty-three (33), Township Seventy-four (74), Range Twenty-nine (29). West of the Fifth Principal Meridian.

For Release of 1/2 of 1st Mortgage see Mortgage Record 85 Page 205

containing in all 150 acres of land, more or less, according to Government survey thereof.

And we do covenant with the said AETNA LIFE INSURANCE COMPANY, its successors and assigns, that we are lawfully seized of the said premises and that the same are free from incumbrance.

And we will WARRANT AND DEFEND the same against the lawful claims and demands of all persons.

And we each of us do hereby relinquish to said grantee, its successors and assigns, all our contingent rights, in and to said premises, including the rights of Dower and Homestead.

To be void upon the condition that the said part 1/2 of the first part shall pay or cause to be paid to the order of the said AETNA LIFE INSURANCE COMPANY the sum of Twenty Two Hundred DOLLARS, according to the terms of a promissory note, dated February 28, 1927 due as therein specified with interest thereon as therein provided for and evidenced by interest notes given therewith, both principal and interest notes bearing even date herewith, payable at the office of the AETNA LIFE INSURANCE COMPANY in Hartford, Connecticut, or any note given in renewal, or extension, thereof, which the said grantor hereby agree to pay.

And it is hereby stipulated, that should any principal or interest not be paid when due, it shall thereafter bear interest at the rate of eight per cent. per annum, payable annually, and this mortgage shall stand as security therefor.

It is expressly agreed that the mortgagor shall keep all buildings on said premises constantly insured for their full insurable value in good and satisfactory Insurance Companies for the benefit of the mortgagee, all policies to be held with this mortgage, and shall pay all taxes and assessments on said premises before they become delinquent; failing so to do the mortgagee may effect such insurance, and pay such taxes and assessments, or redeem said premises from any tax sales, and this mortgage shall stand as security for said amounts so paid with eight per cent. interest thereon. And it is further agreed that in the event of a foreclosure of this mortgage, the mortgagee, its successors or assigns, shall have the right to have a receiver of the mortgaged property appointed at once, who shall take possession of and control and preserve the same with rents and profits thereof, and said rents and profits are hereby pledged for and to secure the payment of the mortgage debt, and all costs, including receiver's costs and expenses.

And it is further agreed, that if default be made in the payment of any of said principal or interest notes for the space of thirty days after the same become due; or if any taxes or assessments on said premises remain unpaid for thirty days after they become delinquent or in default of any of the covenants or agreements herein, then the whole indebtedness secured hereby shall immediately become due and collectible, without notice, at the election of the holder hereof, and this mortgage may thereupon be foreclosed for the whole of said money, with all interest, insurance, taxes and assessments mentioned herein, together with a legal attorney fee and the abstracting fees paid by the mortgagee for continuing the abstract of title to the date of foreclosure, and this mortgage shall stand as security therefor.

Dated this 28th day of February, 1927.

F. M. Ritter.

Ellen Ritter.

STATE OF IOWA, Madison COUNTY, ss.

On this 3rd day of March, A. D. 1927, before me, the undersigned, a Notary Public, personally appeared F. M. Ritter and Ellen Ritter, his wife,

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

WITNESS my hand and official seal the day and year in this certificate last above written.

Eugene Wilson

Notary Public in and for said County.

My commission expires July 4th, 1927.

