

Mortgage Record, No. 78, Madison County, Iowa

L. D. Duncan :
 To Mortgage.
 R. J. Duncan : #998 Fee \$1.00

Filed for record on the 4th day of
 April A. D. 1927 at 11:00 A. M.
 Gladys B. De Vault, Recorder.

KNOW ALL MEN BY THESE PRESENTS:

That L. D. Duncan of Union County and State of Iowa, of the first part, and R. J. Duncan of Allegheny County and State of Penn. of the second part, WITNESSETH: That the said party of the first part, for the consideration of Fourteen thousand DOLLARS the receipt whereof is hereby acknowledged, do by these presents, GRANT, BARRATN, SELL AND CONVEY unto the said party of the second part, his & heirs and assigns forever, the following described real estate, lying and being situated in the County of ADAIR, MADISON, and State of Iowa, to-wit:-

The North east Quarter of the South East Quarter and the South east quarter of the North east quarter of Sec. Twenty five (25) Township Seventy five (75) North Range Thirty (30) West 5th P. M. Adair County, Iowa.

Also the West half of Section Thirty (30) Township Seventy five (75) North Range Twenty nine (29) West 5th P. M. Madison County, Iowa.

Also about three thousand bushels of 1926 crop of corn now in crib on NE $\frac{1}{4}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ NE $\frac{1}{4}$, 25, 75, 30 Adair Co, Iowa. Also to cover and include all crops grown and to be grown on said land during the years 1927, 1928, 1929, 1930.

This mortgage is junior to a prior mortgage of \$32000.00

TO HAVE AND TO HOLD the premises above described, with all the appurtenances there unto belonging, unto the said second party, and to his heirs and assigns forever. The said party of the first part hereby covenanting that the above described premises are free from any incumbrance; and he will WARRANT and DEFEND THE TITLE unto the said party of the second part his heirs and assigns, against all persons whomsoever, lawfully claiming the same; PROVIDED ALWAYS, and these presents are upon this express condition, that if the said L. D. Duncan his heirs, executors or administrators, shall pay, or cause to be paid to the said R. J. Duncan, his executors, administrators or assigns, the sum of fourteen thousand Dollars on or before March 1st 1931, with interest according to the tenor and effect of the promissory note of the said L. D. Duncan payable to R. J. Duncan bearing even date herewith, then these presents to be void, otherwise to remain in full force.

And it is expressly agreed that if default shall be made in the payment of the said sums of money, or any part thereof, principal or interest, or if the taxes assessed on the above described real estate shall remain unpaid for the space of three months after the same are due and payable, then the whole indebtedness shall become due and the said party of the second part his heirs and assigns may proceed by foreclosure, or in any other lawful mode, to make the amount of said note, together with all interest and costs, and all taxes and assessments accrued on said real estate, together with ~~(all interest and costs, and all taxes and assessments)~~ a legal fee for plaintiff's attorney out of the aforesaid real estate.

It is further agreed that the mortgagor shall pay all taxes and assessments upon said premises, including personal taxes before delinquent, and shall keep the buildings on said premises insured in a good and satisfactory Insurance Company, for the benefit of the mortgagee, in a sum of not less than Ins. Val. Dollars; and failing to do so, the mortgagee may effect such insurance, and pay such taxes and assessments, and this mortgage shall stand as security for said amounts so paid with eight per cent interest thereon.

For Release of annexed Mortgage see
 Mortgage Record 83 Page 1

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FIDLAR & CHAMBERS CO., DAVENPORT, IOWA

hereby relinquishes right of dower in the real estate herein mentioned, subject to the above reservations and conditions.

INTESTIMONY WHEREOF, The said party of the first part has hereunto set his hand, this 31st day of March A. D. 1927.

L. D. Duncan.

STATE OF IOWA, Adair County, ss:

I HEREBY CERTIFY that on the 31st day of March A. D., 1927, before me WM. W. Don Carlos a Notary Public in and for said County personally appeared L. D. Duncan known to be the person named in and who executed the foregoing the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

WITNESS my hand and Seal Notarial, by me affixed the day and year last above written.

NOTARIAL
SEAL

Wm. W. Don Carlos.

Notary Public in and for Adair County, Iowa.