

Mortgage Record, No. 82, Madison County, Iowa

Pearl Howell :
To : Mortgage.
C. A. Robbins, Trustee : #1940

Filed for record on the 14th day of July, A.
D. 1928 at 4:00 o'clock P. M.
Fee \$.80 Gladys B. De Vault, Recorder

This Indenture, Made on the 14th day of July A. D. 1928, between Pearl Howell, a widow of the first part, and C. A. Robbins, Trustee of Mahlon Brown, estate of the second part,

WITNESSETH: That tne said party of the first part, for and consideration of Nine Hundred & No/100 DOLLARS; the receipt where of is hereby acknowledged, does by these pre-sents Grant, Bargain, Sell and Convey unto the said party of the second party his successors heirs and assigns forever, the following described tract of real estate, lying and being situated in the County of Madison in the State of Iowa, to-wit:

The South Half of Lots one and two (1&2) in Block eleven (11) of Pitzer and Knight's addition to the City of Winterset, Madison County, Iowa.

The intention being to convey hereby an absolute title in fee simple, including all rights of homestead, To have and to hold the premises above described, with all the appurtenances thereto belonging, unto the said second party, and to his successors and assigns forever. And said Pearl Howell hereby covenants to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomeoever.

PROVIDED ALWAYS, and these presents are upon the express condition that if the said Pearl Howell heirs, executors, or administrators, shall pay or cause to be paid to the said C. A. Robbins, Trustee or to his successors and administrators, or assigns, the sum of Nine Hundred & No/100 Dollars on the 14th day of July, 1931 with the interest thereon at 6% semi-annually according to the tenor and effect of the one promissory note of the said Pearl Howell bearing even date with these presents; then these presents to be void, other-wise to be and remain in full force.

And it is further agreed that if default shall be made in the payment of 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, andthe said part of the secondpart, his successors and assigns, may proceed by foreclosure, or in any other lawful mode, to make the amount of said note together with all interests and costs, and all taxes and assessments accrued on said real estate, together with a reasonable fee for plaintiff's attorney out of the aforesaid real estate.

This Mortgage having been paid in full, I hereby release and discharge the same of record, this 27 day of October 1930.
Emma Bowlsby Trustee
Witnessed By: Pearl E. Shetterly, Recorder.

Mortgage Record, No. 82, Madison County, Iowa

AND IT IS EXPRESSLY STIPULATED BETWEEN THE PARTIES, That so long as this mortgage shall remain unpaid, the first party shall keep the buildings on said premises insured against loss or damage by fire in some responsible company or companies, for the use and security of said second party, his successors and heirs or assigns, in the sum of not less than One Thousand DOLLARS, and shall deliver the policies and renewal receipts to second party his successors and heirs or assigns. And if the first party fails to do so then the second party, his successors or assigns, may effect such insurance, and the amount paid for such purpose shall be recovered from the first party, with eight per cent per annum interest thereon, and shall be a lien upon the foregoing premises, under and by virtue of this mortgage.

Andhereby relinquishes her right of dower to the premises hereby conveyed.

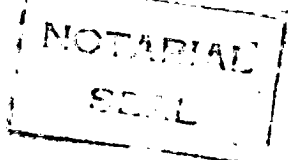
In Witness Whereof, The said party of the first part has hereunto set her hand and seal the date first above written.

Pearl Howell (Seal)

STATE OF IOWA,

Madison County, ss:

On this 14th day of July A. D. 1928, before me a notary public in and for Madison County, Iowa, personally appeared Pearl Howell, a widow, to me personally known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



W. F. Craig.

Notary Public in and for said County.