

Mortgage Record, No. 82, Madison County, Iowa

Edith Lathrum

#2371

Filed for record this 20th day of
September, A.D., 1928 at 2:05
o'clock P.M.

To

Gladys B. DeVault Recorder

Chris Wolf

Fee \$ 1.10

MORTGAGE. ✓

KNOW ALL MEN BY THESE PRESENTS:

THAT Edith Lathrum, Widow of the County of Madison and State of Iowa, the mortgagor, in consideration of the sum of Five hundred 00/100 *****Dollars, in hand paid, do hereby sell and convey unto Chris Wolf the mortgagee, the following described premises, situated in the County ofState of Iowa, to-wit:

Lot Five (5) of Block Fifteen (15), Hartman's & Young Addition to the Town
of St Charles, Madison County, Iowa.

and which the mortgagor declare...belongs to her under legal title.

The intention being to convey hereby an absolute title in fee simple, including all the rights of homestead, TO HAVE AND TO HOLD the premises above described, with all the appurtenances thereto belonging, together with all the rents, issues, profits and increase of said premises, to the said Chris Wolf and to his successors or assigns forever.

PROVIDED ALWAYS, and these presents are upon the express condition that if the said Edith Lathrum her heirs, successors, grantees, administrators, or assigns, shall pay or cause to be paid, to the said Chris Wolf his successors or assigns, the sum of Five hundred 00/100 ***** Dollars, (\$ 500.00) on the 1st day of Sept., A.D., 1930 at St Charles, Iowa, with interest thereon at the rate of 6 per cent, per annum, until maturity, and eight per cent, thereafter until the same is fully paid, according to the tenor and effect of the bond and one interest notes of the said Edith Lathrum bearing even date with these presents, then these presents to be void, otherwise to be and remain in full force and effect.

And in case of the non-payment of the said interest or any part thereof when same becomes due, or in case of the non-payment of any taxes or assessments that may be taxed or assessed on said premises until the same shall have become delinquent, or on failure to keep the buildings on said premises insured in some fire insurance company, which policy or policies shall be issued through the agency of the St Charles, Iowa, or its representatives in the sum of \$ 500.00, loss payable to the mortgagee, or failure to pay any interest on any prior incumbrances when same becomes due, or the principal of any prior incumbrance when same becomes due, or if any of the statements herein made shall at any time prove untrue, then the whole principal sum and interest shall become due and payable, and this mortgage may at the option of the mortgagee or his assigns become due and payable and foreclosed at once without notice of his election so to do.

It is further agreed by the mortgagors that in case of the renewal or extension of the note or bond secured hereby, this mortgage shall remain in force and stand as security for any such renewal or extension, and for any legal rate of interest stipulated in such renewal or extension, and this mortgage may be foreclosed or enforced for such renewal or extension note, and interest thereon the same as if said note was now described in said mortgage.

It is further agreed by the mortgagors, that any and all amounts paid by the mortgagee, or his assigns, for taxes, redemption from tax sale, insurance, and in the event of foreclosure, for abstract of title for commencement of foreclosure proceedings, with interest at 6 per cent. per annum thereon from the several dates of payment, shall be and are hereby included in the amount secured by this mortgage and may be included in the foreclosure sale as a part of the debt secured hereby.

For Extension of Maturity see

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For Release of annexed Mortgage see
Mortgage Record 57 Page 556

