

Mortgage Record, No. 82, Madison County, Iowa

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Helen Turnquist & husband #2453 Filed for record the 3rd day of
Paul Turnquist October A.D. 1928 at 9:50 o'clock
To A.M.
L.E. Wright Gladys B. DeVault, Recorder

Fee \$.80

Gladys B. DeVault, Recorder
Jessie Allgeyer, Deputy.

MORTGAGE.

THIS INDENTURE, Made the 1st day of October, A.D. Nineteen Hundred and Twenty-eight between Helen L. Turnquist and Paul Turnquist, her husband, of Madison County, and State of Iowa, of the first part, and L.E. Wright of Madison County, and State of Iowa, of the second part, WITNESSETH: That the said parties of the first part, for the consideration of Eight Hundred and no/100 ---dollars, the receipt whereof is hereby acknowledged, do by these Presents GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, all my undivided interest as heir at law of Edward H. Pratt his heirs and assigns forever, the following described real estate, lying and being situated in the County of Madison and State of Iowa, to-wit:

All our right, title and interest, as heirs at law of Edward H. Pratt, deceased, in and to the following described real estate, to-wit: The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section Ten (10), and the Northeast Quarter of the Northeast Quarter of Section Fifteen (15), and the Northwest Quarter of the Northwest Quarter of Section Fourteen (14), also the following described tract of land, to-wit: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section Fourteen (14), running thence east 30 rods, . thence south 46 rods, thence west 30 rods, thence north 46 rods, to the place of beginning, all in Township Seventy-Five (75) North, Range Twenty-eight (28) West

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of the 5th P.M., Madison County, Iowa; being real estate of which said Edward H. Pratt died seized,

TO HAVE AND TO HOLD the premises above described, with all the appurtenances thereunto belonging, unto the said second party and to his heirs and assigns forever. The said parties of the first part hereby covenanting that the above described premises are free from any incumbrances, and they 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 Helen L. Turnquist, her heirs, executors, or administrators, shall pay, or cause to be paid, to the said L.E. Wright, his executors, and administrators or assigns, the sum of Eight Hundred and no/100--Dollars on the 1st day of January, 1929 with interest thereon according to the tenor and effect of the one promissory note of the said Helen L. Turnquist payable to L.E. Wright bearing date October 1, 1928, then these presents to be void, otherwise to remain in full force.

And it is further agreed, 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, and the said party of the second part, his heirs or 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 a reasonable fee for plaintiff's attorney, out of the aforesaid real estate.

And Paul Turnquist, husband of the said Helen L. Turnquist hereby relinquishes his right of dower in the real estate herein mentioned, subject to the above reservations and conditions.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Helen Turnquist

Paul Turnquist

State of Iowa,)
) ss.
Madison County.)

Be it Remembered, that on the 1st day of October A.D. 1928 before the undersigned, Notary Public in and for said County, came Helen Turnquist and husband Paul Turnquist to me personally known to be the identical persons whose names are subscribed to the foregoing deed as grantors, and acknowledged the instrument to be their voluntary act and deed, and that they executed the same for the purposes herein mentioned.

Witness my hand & Notarial Seal the day and year above written.

J P Steele

Notary Public in and for Madison Co Iowa

NOTARIAL
SEAL