

OCH BROTHERS, INC., DES MOINES 20226

FROM  
Annie Wetrich, widow, et al.,  
  
TO  
Security Loan and Title Company,  
of Winterset, Iowa.

Filed for Record the 29 day of February,  
A. D. 1928, at 4:00 o'clock P. M.  
#576 Gladys B. DeVault, Recorder  
By Erzell M. Knott Deputy  
Fee \$1.00 ✓

**This Mortgage** Made the 24th day of February, 1928, by and between Annie Wetrich, widow of Wm. Wetrich, deceased; and Dora E. Wetrich, also known as Dora Wetrich, single, of Dallas County, Iowa; Pearl J. Wetrich also known as Pearly J. Wetrich and wife, Edith Wetrich, of Story County, Iowa; Carrie N. (or Carrie Nellie) Calfee formerly Carrie Nellie Wetrich, and husband H. F. Calfee, of Hardin County, Iowa, and Bernie Wetrich also known as Bernie P. Wetrich, and wife, Hazel Wetrich, of Madison County, and Security Loan and Title Company, of Winterset, Iowa, hereinafter called the mortgagee, State of Iowa, hereinafter called the mortgagor, and

WITNESSETH: That the mortgagor, in consideration of the sum of Six Thousand and no/100 (\$6,000.00) DOLLARS, paid by the mortgagee, do hereby convey to the mortgagee, its successors and assigns, forever, the following tracts of land in the county of Madison, State of Iowa, to-wit:

The West Half (1/2) of the Northwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-seven (77) North, of Range Twenty-nine (29) West of the 5th P. M., Madison County, Iowa.

STATE OF IOWA, Story County ) ss:  
On this 27 day of February, A. D., 1928, before me J. R. Witmer, a Notary Public within and for Story County, Iowa, personally appeared Pearl J. Wetrich and wife, Edith Wetrich, to me known to be the identical persons named in and who executed the foregoing mortgage as makers thereof, and severally acknowledged the execution of the same to be their voluntary act and deed.  
Witness my hand and Official seal at Collins, Iowa, on the date last above written.  
J. R. Witmer  
(Notarial Seal) Notary Public in and for Story County, Iowa.

STATE OF IOWA, Hardin County ) ss:  
On this 28 day of Feby., A. D., 1928, before me J. F. Hardin, a Notary Public within and for Hardin County, Iowa, personally appeared Carrie N. Calfee and husband, H. F. Calfee, to me known to be the identical persons named in and who executed the foregoing Mortgage as makers thereof, and severally acknowledged the execution of the same to be their voluntary act and deed.  
WITNESS my hand and Official Seal at Eldora, Iowa, on the date last above written.  
(Notarial seal) J. F. Hardin Notary Public within and for Hardin County, Iowa.  
containing in all 80 acres, with all appurtenances thereto belonging, and the mortgagor warrants the title against all persons whomsoever.

All rights of homestead and contingent interests known as Dower, are hereby conveyed. To be void upon the following conditions:

First. That the mortgagor shall pay to the mortgagee its successors or assigns, the sum of Six Thousand and no/100 (\$ 6,000.00 ) Dollars, on the 1st day of March, A. D. 1933, with interest according to the tenor and effect of the one certain promissory note of the said mortgagors bearing even date herewith; principal and interest payable at the office of Security Loan and Title Co., Winterset, Iowa.

Second. That the mortgagor shall keep the buildings on said real estate insured in some responsible company or companies, satisfactory to mortgagee, for the use and security of the mortgagee, in a sum not less than two-thirds their value, and deliver to the mortgagee the policies and renewal receipts.

Third. The mortgagor shall pay when due, and before delinquent, all taxes which are, or become a lien on said premises; if mortgagor fail either to pay such taxes, or promptly to effect such insurance, then the mortgagee may do so; and should the mortgagee become involved in litigation, either in maintaining the security created by this mortgage, or its priority, then this mortgage shall secure to the mortgagee, the payment and recovery of all money, costs, expenses or advancements incurred or made necessary thereby, as also for taxes or insurance paid hereunder; and all such amounts shall be hereby secured, to the same extent as if such amounts were a part of the original debt secured hereby, and with eight per cent per annum interest thereon, from the date of such payments.

Fourth. A failure to comply with any one or more of the above conditions of this mortgage, either wholly or in part, including the payment of interest when due, shall, at the mortgagee's option, cause the whole sum hereby secured to become due and collectible forthwith without notice or demand, and mortgagee shall be, and is hereby, authorized to take immediate possession of all of said property, and to rent the same and shall be held liable to account to mortgagor only for the net profits thereof, and such possession for such purposes shall continue to the end of the year of redemption. It is also agreed that the taking possession thereof as above provided shall in no manner prevent or retard mortgagee in the collection of said sums by foreclosure or otherwise, and a receiver may be appointed to carry out the provisions hereof.

Fifth. And in the event a suit is lawfully commenced to foreclose this mortgage, reasonable attorney's fees for mortgagee's attorney are to be considered as a part of the costs of the suit and collected in the same manner.  
Signed the day and year first herein written.

Annie Wetrich	Pearl Wetrich
Dora E. Wetrich	Edith Wetrich
Bernie Wetrich	Carrie N. Calfee
Hazel Wetrich	H. F. Calfee

STATE OF IOWA, )  
Dallas ) ss.  
MADISON COUNTY, )

On this 25th day of February, A. D. 1928, before me, the undersigned, a Notary Public, within and for Dallas County, Iowa, personally appeared Annie Wetrich and Dora E. Wetrich, both single; and Bernie Wetrich and wife, Hazel Wetrich, to me known to be the identical person named in and who executed the foregoing mortgage as maker s thereof, and acknowledged the execution of the same to be their voluntary act and deed

WITNESS my hand and Official Seal, the day and year last above written.

Allen T. Percy  
Notary Public in and for Dallas County, Iowa

NOTARIAL  
SEAL

For Release of annexed Mortgage see  
Mortgage Record 88 Page 158

Guaranty Life Ins. Co.  
70 541

For Release of annexed Mortgage see  
Mortgage Record 83 Page 560