

Mortgage Record No. 80 , MADISON County, Iowa.

Acres-Blackmar Co., Burlington 87537

Charles R. Hall and wife
TO
Jebens & Butenschoen

STATE OF IOWA, Madison COUNTY, ss.
Filed for Record the 10 day of October A. D. 1929.
at 11:05 o'clock A. M.
MORTGAGE
#2083
Mildred E. Knott Recorder.
By Zelda Wildin Deputy.
Recording Fee, \$.90

This Mortgage, Made the 28th day of September 1929, by and between
Charles R. Hall and Rosella Hall, husband and wife,
of Cook County, and State of Illinois
Jebens & Butenschoen hereinafter called the mortgagee. WITNESSETH: That the mortgagors, in consideration of
the sum of Twenty-five Hundred (\$2500) DOLLARS,
paid by the mortgagee, hereby convey to the mortgagee, their heirs and assigns, the following described real estate situated in the County of
Madison and State of Iowa, to-wit:

The East Half of the Southwest Quarter of Section
Twenty-eight (28), Township Seventy-four (74) North,
Range Twenty-nine (29) West of the 5th P. M.

All rights of homestead and contingent interests known as dower, or other right of any description, had, owned or in expectancy, in and to the foregoing de-
scribed premises are hereby conveyed; and mortgagors warrant the title to said premises against all persons whomsoever.

To be void upon condition that mortgagors pay to mortgagee, their heirs or assigns, the sum of
Twenty-five Hundred (\$2500) DOLLARS,
on October 9, 1934,

with interest thereon at
the rate of six per cent per annum, payable annually, according to the tenor and effect of the one certain promissory note,
with five coupons attached, of the said Charles R. Hall and Rosella Hall bearing even date with these presents,

at the office of Jebens & Butenschoen, in Davenport, Iowa; and so long as the indebtedness secured by this mortgage remains unpaid the mortgagors also agree to
keep the buildings and improvements on said real estate in good repair substantially as they now are and keep the buildings insured in responsible companies for
the use and security of mortgagee, in a sum not less than their insurable value, and deliver to mortgagee the policies and renewal receipts; and mortgagors further
agree to pay, when due, all taxes and assessments, either general or special, that become liens upon said real estate; and should mortgagors fail to pay such taxes or
assessment or effect such insurance, then mortgagee may do so, and the sums so paid shall be recovered from mortgagors, which sums, as well as all past due interest
and principal, shall bear eight per cent per annum interest, and shall constitute a portion of the debt hereby secured; and in case of the institution of legal pro-
ceedings by foreclosure or otherwise, to collect said mortgage debt or any part thereof, a reasonable attorney's fee as provided by law, as also the expense of an
abstract of title necessary to bring foreclosure action, are to be considered a part of the costs of suit and collected in the same manner.

A failure to comply with any one or more of the 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 sums hereby secured to become due and collectible forthwith, without notice or demand, and in case of default in any respect
on the part of mortgagors, the rents and profits of said real estate are hereby pledged to the payment of the interest, taxes, insurance, cost of abstract and principal
secured by this mortgage, and said mortgagee shall be and hereby is authorized to take immediate possession of all said property, and to rent the same, and shall be
held liable to account to mortgagors only for the net profits thereof, and such possession for such purposes shall continue to the end of the year of redemption; the
taking possession of said real estate by mortgagee as herein provided shall in no manner prevent or retard the collection of the mortgage debt, or any part thereof,
by foreclosure or otherwise.

Dated and executed the day and year first hereinabove written.

Charles R. Hall [SEAL]
Rosella Hall [SEAL]
[SEAL]
[SEAL]

STATE OF IOWA, ILLINOIS, COOK COUNTY, ss.

On this 4th day of October 1929, before me, the undersigned, a Notary Public in and for said County, personally appeared
Charles R. Hall and Rosella Hall, husband and wife,



to me known to be the identical person named in and who executed the foregoing instrument as mortgagors, and
acknowledged that they executed the same as their voluntary act and deed.

Florence Maher
Notary Public, Cook County, Illinois

Release
For Assignment of Annexed Mortgage See
Mortgage Record 96 Page 21

Thomas and Zelda R. Quinn
For Assignment of Annexed Mortgage See
Mortgage Record 82 Page 324