

Mortgage Record, No. 82, Madison County, Iowa

DOUGLASS COUNTY, IOWA, 2/11/28

Witness my hand and notarial seal the date last above written.

NOTARIAL
SEAL

Geo. Butenschoen

Notary Public, Scott County, Iowa.

John Goodfellow and wife
to

#663

Filed for record the 29 day of March
A. D. 1929, at 11:55 o'clock A. M.Citizens National Bank
of Grinnell, Iowa.

Fee \$.80

Mildred E. Knott, Recorder

MORTGAGE

For the consideration of Ten thousand seven hundred seventy DOLLARS

John Goodfellow and H. M. Goodfellow, his wife, of Poweshiek County, State of Iowa, first party, hereby convey to The Citizens National Bank, Grinnell, Iowa second party, the following described real estate situated in Madison County, Iowa, described as follows, to-wit

The undivided one half ($\frac{1}{2}$) interest in and to Section No. Thirty six (36) Twp. Seventy seven (77) Range Twenty Nine (29) West of the 5th P. M.

Subject to a mortgage on the above described land for \$58,000. held by the Peters Trust Co. of Omaha, Nebr.

all rights of homestead, dower, or distributive share, or other right whatsoever, are released and conveyed. The first party hereby WARRANTS the title against all persons whomsoever. Conditioned however, if John Goodfellow and H. M. Goodfellow, his wife, shall pay to said The Citizens National Bank, Grinnell, Iowa his, her or their heirs or assigns, the sum of Ten Thousand Seven hundred seventy four and 29/100 DOLLARS, on the 16th day of June, A. D. 1929, with interest thereon from date at the rate of 7 per cent. per

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annum, payable semi-annually according to the tenor of the one principal promissory note, with no interest coupons attached, dated Dec. 16, 1928 with eight per cent. interest thereon after maturity, principal and interest payable at The Citizens National Bank, GRINNELL, Iowa, and shall perform all the agreements of this Mortgage, then this to be void; otherwise in full force.

Said First Party shall not suffer waste; shall keep all improvements on said premises in good repair; shall pay all taxes and assessments upon said property before delinquent; also all personal taxes; shall keep all buildings insured to the satisfaction of said second party for at least a satisfactory amount DOLLARS, assign and deliver all policies and renewals and receipts to second party, if demanded: and shall pay, in case of suit, all reasonable costs and attorney's fees and expenses of continuation of abstract, and all expenses and attorney's fees incurred by said second party or assigns by reason of litigation with third parties to protect the lien of this Mortgage.

A failure to comply with any of the agreements hereof shall cause the whole debt to become due at once and collectable at the option of second party without notice, and said second party or assigns shall be entitled to have a receiver appointed either by a court having jurisdiction or in vacation by a judge thereof, and at any time in the course of proceedings, to take immediate possession of said property, and to have the net profits thereof, which are hereby pledged as security, applied on said indebtedness until the same is fully paid; and said taking possession shall in no way retard collection or foreclosure.

All money paid by said second party or assigns, for insurance, taxes or otherwise, shall bear interest at the rate of eight per cent. per annum, payable annually, and be a lien on said property under this Mortgage.

Dated this 26th day of March, A. D. 1929.

John Goodfellow

H. M. Goodfellow

STATE OF IOWA, Poweshiek County, ss.

On this 26th day of March A. D. 1929, before the undersigned, a Notary Public, personally appeared John Goodfellow and H. M. Goodfellow his wife to me personally known to be the identical persons named in and who executed the foregoing Mortgage and whose names affixed thereto as grantors and acknowledged that they executed the same as their voluntary act and deed.

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

Esther V. Phipps

Notary Public in and for said County
and State.

