

Mortgage Record, No. 82, Madison County, Iowa

KODAK BROWN BOOK CO., BOSTON, IOWA 21144-28

Oren A. Wetrich

to

Louanna Bast

#1263

Fee \$.80 /

Filed for record the 12 day
of May A. D. 1930 at 11:15
o'clock A. M.

Mildred E. Knott, Recorder.

MORTGAGE EXTENSION AGREEMENT

WHEREAS, Louanna Bast holds a certain promissory note made by Oren A. Wetrich (signed O. A. Wetrich) for the sum of Seventy Nine Hundred & No/100 DOLLARS, dated February 28th, A. D., 1925, payable to the order of N. A. Neff and due March 1st, 1928, which note is secured by a mortgage of even date, upon Real Estate situated in the County of Madison and State of Iowa, and more particularly described in said mortgage deed, recorded in the Recorder's Office of said Madison County in Book 78, Page 137 of Mortgages; and whereas said note and mortgage have been assigned to Louanna Bast and has been reduced to \$3500, whereas Oren A. Wetrich has made application to extend the time of payment of balance of said note for another term of five years from March 1st, 1930, and agrees to pay the balance of said principal note at expiration of said time, and interest upon the same, at the rate of five per cent. per annum, from March 1st, 1930, payable annually upon the first day of March in each year at Earlham, Iowa. Now therefore, the said Louanna Bast hereby agrees to extend the time of payment of balance of said note for the term of 5

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years from the 1st day of March 1930, upon condition that said Oren A. Wetrich shall pay balance of said principal note on March 1st, 1935 and the interest thereon as it becomes due, provided, however, and this agreement is made upon the express condition that in case he shall neglect or refuse promptly to pay the interest as aforesaid, this agreement shall thereupon become null and void, and the balance of said note, as well as accrued and overdue interest thereon, shall become due and payable at once; or if he shall neglect or refuse to pay before becoming delinquent any legal state, local, special, or general tax or assessment, levied under any law of the United States or State of Iowa, either upon the note, or property aforesaid, then in that case this agreement shall be null and void, and the said note, as well as accrued and overdue interest, shall become due and payable at once; and the said Louanna Bast shall have full power and authority to proceed under and by virtue of said note and mortgage in as full and ample a manner as if this agreement had not been made. The privilege is hereby given to said Oren A. Wetrich to pay \$100, or any multiple thereof, upon said note at date of any interest payment prior to maturity.

IN WITNESS WHEREOF, said Louanna Bast has signed and sealed this instrument, the 5th day of April A. D., 1930.

Louanna Bast

I hereby accept the above conditions upon which said extension is granted and agree to carry out the provisions of this agreement, and if I fail in so doing in any respect, I hereby authorize the holder of said note and mortgage to proceed according to the provisions of said mortgage, the same as if the above agreement had not been made. I also guarantee, in consideration of this extension, the payment of balance of said note on March 1st, 1935, and the interest thereon as it accrues.

Oren A. Wetrich

STATE OF North Dakota, County of Dickey, ss:

On this 6th day of May, A. D., 1930, before me, a Notary Public in and for the County of Dickey, State of North Dakota, personally appeared Louanna Bast to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

In Witness Whereof, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

NOTARIAL
SEAL

Glenn V. Dill

Notary Public in and for Dickey County,
State of North Dakota.

My commission expires Nov 26 - 1935

(This acknowledgment complies with
Sec. 10103 Iowa Code and court decisions
of 1927.)

STATE OF IOWA:

ss

DALLAS COUNTY:

On this 5th day of April, A. D., 1930, before me, Allen T. Percy, a Notary Public in and for Dallas County, State of Iowa, personally appeared Oren A. Wetrich to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

NOTARIAL
SEAL

Allen T. Percy

Notary Public, Dallas County, Iowa.