

Mortgage Record, No. 82, Madison County, Iowa

Rose L. Nehring and husband

#2042

Filed for record the 4 day of September A. D. 1930 at 8:05 o'clock A. M.

to

Fee \$.80

Mildred E. Knott, Recorder.

Mary Couch and J. J. Peel

MORTGAGE---With Attorney's Fees.

THIS INDENTURE, Made the 2nd day of September 1930 between Rose Nehring and Louis Nehring of Warren county, Iowa, of.....County and State of.....of the first part, and Mary Couch and J. J. Peel of Polk County and State of Iowa of the second part, WITNESSETH, that the said part....of the first part, for the consideration Five Hundred dollars (\$500.00) DOLLARS, the receipt whereof is hereby acknowledged, do by these Presents, Grant, Bargain, Sell and Convey unto the said parties of the second part, their heirs and assigns forever, the following described Real Estate, lying and being situated in the County of Madison and State of IOWA, to-wit:

An undivided one-half interest in the west half of the southeast quarter of the southeast quarter of section 17 and the west half of the northeast quarter of the northeast quarter of section 20, and the east 25 acres of the southwest quarter of the southeast quarter of section 17, township 76, north, range 26 west of the 5th P. M. in Madison county, Iowa.

TO HAVE AND TO HOLD the premises above described, with all the appurtenances thereto unto belonging, unto the said party of the second part, and to their heirs and assigns forever. The said parties of the first part hereby covenanting that the above described premises are free from any incumbrance, and will Warrant and Defend the Title unto the said parties of the second part their 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 first parties, their heirs, executors, or administrators, shall pay or cause to be paid to the said second parties, their executors and administrators or assigns, the sum of Five hundred dollars Dollars on the 2nd day of September, 1931 with interest thereon at 8 per cent, according to the tenor and effect of the one promissory note of the said Rose Nehring and Louis Nehring, first parties, payable September 2, 1931, bearing date September 2, 1930 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 become delinquent, then the whole indebtedness shall become due, and the said parties of the second part, their heirs or assigns, may proceed by foreclosure, or in any other lawful modes 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 first parties hereby relinquishes their right of dower in the real estate herein mentioned, subject to the above reservations and conditions.

Original Willard or Assignment of Annexed Mortgage See Page 175
Mortgage Record 95-189
For Assignment of Annexed Mortgage See Page 189

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IN TESTIMONY WHEREOF, the said parties of the first part, have hereunto set our hand the day and year first above written.

Rose L. Nehring
Louie Nehring

STATE OF IOWA,)
) SS.
Polk County.)

Now on this 2nd day of September 1930 before me, Minnie McCutchen a Notary public in and for said County, personally came Rose Nehring and Louis Nehring to me personally known to be the identical persons whose names are affixed to the above instrument as grantors, and severally acknowledged the execution of the same to be their voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Des Moines, Iowa, on the day and date last above written.

NOTARIAL
SEAL

Minnie McCutchen
Notary Public in and for Polk county Iowa