

Mortgage Record, No. 82, Madison County, Iowa

MOORE-BLANK BOOK CO., MOORE, IOWA 51114-38

SEAL

Notary Public in and for Madison County,
Iowa.

M. H. Bunnell

to

Ward E. Lewis

#2867

Fee \$.80 /

Filed for record the 12 day of
December A. D. 1930 at 11:25 o'clock
A. M.

Mildred E. Knott, Recorder.

REAL ESTATE SECOND MORTGAGE

Know All Men by These Presents: That M. H. Bunnell, unmarried, of the County of Madison and State of Iowa, party of the first part in consideration of Nineteen & 05/100 DOLLARS, in hand paid by Ward E. Lewis of the County of Madison and State of Iowa party of the second part, do by these presents, GRANT, BARGAIN, SELL and CONVEY unto the said party of the second part his heirs and assigns forever the following described real estate, lying and being situated in the County of Madison and State of Iowa, to-wit:

Lots Nine (9) and Ten (10) in Block Two (2) of Johnson's Addition to the
Town of Earlham, Madison County, Iowa,

subject to incumbrances as follows to-wit:

One first mortgage in the sum of \$35.20 dated May 18th, 1928, to Ward E. Lewis.

TO HAVE AND TO HOLD The premises above described, with the appurtenances thereunto belonging unto the said second party and to his heirs and assigns forever. The said party of the first part hereby covenants that the above described premises are free from any incumbrances except as above stated and that she will WARRANT AND DEFEND the title unto the said party of the second party heirs, and assigns, against all persons whomsoever lawfully claiming the same, excepting above incumbrances: Provided always, and these

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BOONE BLANK BOOK CO., BOONE, IOWA. 21143-28

presents are upon this express condition, that if the said M. H. Bunnell, her heirs, executors, administrators, or assigns shall pay the said Ward E. Lewis, his heirs, executors, administrators, or assigns the sum of Nineteen & 05/100 Dollars, on the 19th day of October 1929 with interest thereon payable annually at the rate of six per cent per annum according to the tenor and effect of the one promissory note of the said M. H. Bunnell payable to said Ward E. Lewis or order and bearing date October 19th, 1928, then these presents to be void, otherwise to remain in full force.

The grantors also further agree to pay all taxes or assessments levied on said described premises when the same shall be due and before the same or any part thereof shall become delinquent, and to permit said mortgages above described to become defaulted or breached or delinquent in no respect. In default of the grantors to pay such taxes or assessments when due, then the grantee herein, his executors, administrators or assigns may pay such taxes or assessments, or either, and shall receive 8 per cent interest, payable semi-annually, on all such payments, from the date thereof, and this mortgage shall stand as security for all such payments taxes, assessments or interest thereon as above, and all unpaid interest hereunder; or upon any such default of the grantors herein to pay such taxes or assessments, or any interest or principal when due, or upon any interest or principal becoming due and unpaid upon any of the above described mortgages, or upon any of said mortgages becoming in any way due and payable, the grantee, his executors, administrators or assigns, may declare the whole sum hereunder remaining unpaid immediately due and payable and may proceed by foreclosure or in any other lawful method to collect such amount with all costs, including a reasonable attorney's fee for plaintiff's attorney.

Signed by the party of the first part this 19th day of October, A. D. 1928.

M. H. Bunnell

STATE OF IOWA, Madison County, ss:

On this 1st day of December A. D., 1928, before me Scott Shifflett, a Notary Public in and for said County, personally appeared M. H. Bunnell to me known to be the identical person named in and who executed the foregoing instrument and whose name is affixed thereto and acknowledged that she executed the same as her voluntary act and deed.

MADE under my hand and seal of office the day and year last above written.

NOTARIAL
SEAL

Scott Shifflett

Notary Public in and for said County of
Madison and State of Iowa.