

Mortgage Record, No. 83, Madison County, Iowa

BOONE BLANK BOOK CO., BOONE, IOWA. 23018-30

Notary Public in and for Lancaster County,
State of Nebraska.

My commission expires _____

Nora Pearl Rankin and
Charley Rankin,

#2492
Fee\$.80 ✓

Filed for record the 9 day of November
A. D. 1931 at 10:28 o'clock A. M.

To

Mildred E. Knott, Recorder

. D. A. Stock,

Release
for Assignment of Annuity Mortgage See

MORTGAGE

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For the Consideration of Four Hundred Five and 93/100---DOLLARS We, Nora Pearl Rankin
and Charley Rankin, (Husband and Wife) of Polk County, State of Iowa, first party, hereby
convey to D. A. Stock, of Mingo second party, the following described real estate situated
in Madison County, Iowa, described as follows, to-wit:

Blocks Number Twenty Five, (25), and Thirty Six (36) included in and
forming a part of the Town of Old Peru, Iowa.

This mortgage is given as additional security to a certain Chattel Mortgage
bearing even date of this mortgage given by Charley Rankin and Nora Pearl Rankin
in favor of D. A. Stock, Mingo, Iowa in the amount of Four Hundred Five Dollars,
and Ninety Three cents. (405.93)

All rights of homestead, dower, or distributive share, or other right whatsoever, are re-
leased and conveyed. The said first party hereby WARRANTS the title against all persons
whomsoever; conditioned, however, if the said Nora Pearl Rankin and Charley Rankin shall
pay the said D. A. Stock, his, representatives, or assigns the sum of Four Hundred Five
and 93/100--DOLLARS payable as follows, A. D. 193__ \$75.00 due and payable on the 28th
day of January, 1932, and \$330.93 due and payable on the 1st day of December, 1932.
with interest thereon from date at the rate of 8 per cent per annum, payable annually,
according to the tenor of two principal promissory notes without interest coupons

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attached of even date herewith, with 8 per cent interest thereon after maturity, principal and interest payable at Mingo Trust and Savings Bank, Mingo, Ia and shall perform all the agreements of this mortgage, then these presents to be void, otherwise in full force.

SAID FIRST PARTY shall not suffer waste, shall pay all taxes and assessments upon said property before delinquent; also all personal taxes, shall keep buildings thereon insured to the satisfaction of said second party for at least \$1000. DOLLARS, assigning and delivering all policies and renewal receipts to second party, if demanded; and shall pay, in case of suit, all reasonable costs and attorney's fees and expense 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 at once to become due and collectable, at the option of the second party without notice, and said second party or assigns may take immediate possession of said land and account for the net profit only, and said second party or assigns shall be entitled to have a receiver appointed to take immediate possession of said land, and to have the net profits thereof applied on said indebtedness until the same shall have been fully paid. Said taking possession shall in no way retard collection or foreclosure.

ALL MONEY paid by second party or assigns for insurance or taxes shall bear interest at the rate of eight per cent per annum, payable annually, and be a lien on said land under this mortgage.

Dated this 28th day of October 1931.

Nora Pearl Rankin
Charley Rankin

STATE OF IOWA, JASPER COUNTY, SS:

On this 6 day of November A. D., 1931, before the undersigned, C. H. Kimberley a Notary Public in and for Jasper County, personally appeared Nora Pearl Rankin and Charley Rankin 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 acknowledge that they executed the same as his voluntary act and deed.

NOTARIAL
SEAL

WITNESS my hand and notarial seal, the day and year last above written.

C. H. Kimberley
Notary Public in and for Jasper County.