

Mortgage Record, No. 83, Madison County, Iowa

BOONE BLANK BOOK CO., BOONE, IOWA. 23(118-80)

NOTARIAL

Emma Spatz

#402

Filed for Record the 21 day of February
A. D. 1931 at 8:45 o'clock A. M.

To

Fee \$1.10 ✓

Mildred E. Knott, Recorder.

Van Meter State Bank
Van Meter Iowa.

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That Emma Spatz (Unmarried) of Madison County and State of Iowa in consideration of the sum of Twenty-five Hundred#- DOLLARS, in hand paid by Van Meter State Bank, Van Meter, Iowa, of Dallas County, and State of Iowa do hereby SELL AND CONVEY unto the said Van Meter State Bank, Van Meter, Iowa, the following described premises situated in the County of Madison and State of Iowa. to-wit:

The South Thirty-two (32) Feet of Lot Four (4) and
the North Eighteen Feet of Lot Five (5) in Block
Six (6) of Nicholson's Addition to the Town of Earlham,
Madison County, Iowa.

and containing in all--acres, more or less, according to the government survey thereof and the rents issues and profits thereof.

And I hereby covenant with the said Van Meter State Bank, Van Meter, Iowa, that I hold said premises by title in fee simple; that I have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and encumbrances whatsoever; and I covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever; and the said--Emma Spatz hereby relinquish her right of dower in and to the above described premises.

PROVIDED, always and these presents are upon this express condition, that if the said Emma Spatz heirs, executors or administrators shall pay or cause to be paid to the said Van Meter State Bank, Van Meter, Iowa, heirs, executors and administrators or assigns, the sum of Twenty-five Hundred#-- Dollars, on the first day of March 1932 with interest thereon at Seven per cent from date according to the tenor and effect of the One promissory note of the said Emma Spatz payable to Van Meter State Bank, Van Meter, Iowa, bearing even date herewith then these presents to be void, otherwise to remain in full force.

It is hereby agreed that said Emma Spatz shall pay all taxes and assessments levied

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upon said real estate before the same shall become delinquent, and in case not so paid, the holder of this mortgage may pay such taxes or assessments and be entitled to interest on the same at the rate of eight per cent per annum, and this mortgage shall stand as security for such taxes, assessments and interest so paid.

That so long as this mortgage shall remain unpaid the said Emma Spatz shall keep the buildings thereon insured in some responsible company or companies which shall be satisfactory to the holder of this mortgage for the use and security of said mortgagee in the sum of not less than \$3,000.00, and shall deliver the policies and renewal receipts therefor to said mortgagee, and if the said Emma Spatz fails to effect such insurance in manner as agreed, then said mortgagee may effect such insurance, and the amount paid for such purposes by the mortgagee shall be recovered from Emma Spatz with eight per cent per annum interest thereon, and shall be a lien upon the foregoing premises, under and by virtue of this mortgage.

And it is further expressly agreed, that in the event of failure to pay said sums of money, or any part thereof, or the interest thereon, when due and payable, said second party, his heirs, successors or assigns, shall have, from the date of such default made, as additional security for the sums of money secured by this mortgage, a lien on all crops thereafter raised on said Real Estate and all rents and profits thereafter accruing thereon, and shall be, and hereby is authorized to take immediate possession of said property, and to rent the same, and shall be held liable to account to said first party only for the net profits thereof. It is also agreed that the taking possession thereof as above provided shall in no manner prevent or retard the collection of said sums by foreclosure or otherwise.

It is further agreed that in the event action is brought to foreclose this mortgage that a receiver shall be appointed by the court to take possession of said premises and to apply the rents, issues and profits derived therefrom, less the costs and expenses of receivership, to the payment of taxes on said real estate and upon the indebtedness secured by this mortgage.

That if the said Emma Spatz allows the taxes to become delinquent upon said property, or permits the same, or any part thereof, to be sold for taxes, or if she fail to pay the interest on said note promptly as the same becomes due, the note secured hereby shall become due and payable in Thirty days thereafter; and the mortgagee her heirs, or assigns, may proceed to at once foreclose this mortgage; and in case it becomes necessary to commence proceedings to foreclose the same, then the said Emma Spatz in addition to the amount of said debt interest and costs, agree to pay to the mortgagee herein named, or to any assignee of the mortgagee herein, a reasonable attorney's fee for collecting the same, which fee shall be included in judgment in such foreclosure case.

Signed this 19th day of February, 1931

Emma Spatz

STATE OF IOWA DALLAS COUNTY, SS.

On this 19th day of February A. D., 1931, before me Owen N. Arnote a Notary Public in and for Dallas County, Iowa, personally appeared Emma Spatz (Unmarried) 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.

NOTARIAL
SEAL

Owen N. Arnote

Notary Public in and for Dallas County Iowa.