

Mortgage Record, No. 83, Madison County, Iowa

Bennetta Misner & husband

#758

Filed for record this 24 day of March
A. D. 1931 at 2:00 o'clock P. M.,

To

Fee \$1.10 ✓

Mildred E. Knott Recorder

Cumming Saving Bk

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That Bennetta Misner, and Harold Misner, her husband of the County of Warren and State of Iowa, first party, in consideration of the sum of Twenty-four hundred fifty, DOLLARS, in hand paid by The Cumming Savings Bank, of Warren County, and State of Iowa, second party, the receipt of which is hereby acknowledged, do hereby grant, sell and convey unto the said second party, his (or its) heirs, successors and assigns forever, certain real estate situated in Madison County, Iowa, described as follows, to-wit:

The North half, ($N\frac{1}{2}$) of the South east Quarter, ($SE\frac{1}{4}$) and the South east Quarter ($SE\frac{1}{4}$) of the Southeast Quarter, ($SE\frac{1}{4}$) Section thirteen, (13) Township Seventy seven, (77) North of Range Twenty six, (26) West 5th P. M. Iowa.

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BOONE BLANK BOOK CO., BOONE, IOWA 23012-30

Subject to Mortgage given to the Bankers Life Company of Des Moines,
Iowa, for \$9000.00

Together with all of the rents, issues and profits which may arise or be had therefrom.

TO HAVE AND TO HOLD the above described premises and all of the appurtenances thereto
belonging, and the rents, issues and profits aforesaid, unto the said second party, his
(or its) heirs, successors and assigns forever.

The said first party WARRANTS the title to said premises against the lawful claims of
all persons whomsoever, and hereby relinquishes, releases and conveys all right of homestead
and dower, or statutory thirds, in and to said premises.

PROVIDED, However, that if the first party shall pay the second party, his (or its)
heirs, successors or assigns, the sum of Twenty four hundred fifty, DOLLARS on the 16
day of March A. D. 1932, (with the privilege of paying provided sixty days' notice in
writing be given to said second party of intention to make such payment) with interest at
the rate of 8 per centum per annum, payable semi-annually, according to the tenor and
effect of the --Coupon Bond, or promissory note, and interest coupons thereto attached,
of the said first party, bearing even date herewith, payable at The Cumming Savings Bank
in the City of Cumming, Warren County, Iowa, in Gold Coin of the United States of America,
of the present standard of weight and fineness, or its equivalent, with New York Exchange,
and shall keep and perform all and singular the covenants and agreements herein contained
for said first party to keep and perform, then, THESE PRESENTS TO BE VOID, otherwise to
remain in full force and effect.

The Covenants and Agreements to be kept and performed are as follows:

The said first party shall pay all taxes, charges and assessments now due, or which
may become due, on said premises before the same become delinquent; shall keep the buildings
on said premises insured in some responsible company or companies, to be designated by
the second party, for the benefit of said second party, in the sum of not less than----
DOLLARS; and shall deliver the insurance policies and all renewal receipts to said second
party. Should said first party neglect to pay said taxes, charges or assessments, or to
effect and maintain said insurance, said second party may do so and recover of said first
the amount paid therefor, with interest at eight per centum per annum, and this mortgage
shall stand as security therefor.

Said first party shall not waste said premises and shall not allow the same to de-
preciate in value by any act or neglect.

Should said first party at any time fail to pay any part of the principal or interest
aforesaid when due, or fail to perform all and singular the covenants and agreements here-
in mentioned, the whole sum of money hereby secured shall become due and collectible at
once, at the option of the second party, and this mortgage may thereupon be foreclosed
for the whole of said money, interest and costs, without further notice. And it is
further agreed and stipulated that in the event of the commencement of an action for the
foreclosure of this mortgage, a reasonable attorney's fee shall become due from the first
party to the second party, and this mortgage shall stand as security therefor, and the
same shall be taxed as part of the costs in such action. Said costs shall also include
the cost of an abstract of title to said premises with eight per centum interest thereon.
Should said second party become involved in litigation by reason hereof, all the expenses
of such litigation, including a reasonable amount for attorney's fees, shall be paid by
said first party, and this mortgage shall stand as security therefor. It is further agreed
and stipulated that in case of a foreclosure of this mortgage, on filing the petition for
such foreclosure, a receiver shall be appointed to take charge of the mortgaged premises

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ROCKE BLANK BOOK CO., BOONE, IOWA. 23013-30

at once, and to hold possession of the same until the time of redemption expires, or until the debt is fully paid, and all rents and profits derived from said premises. less the costs and expenses of the receivership, shall be applied on the debt secured hereby. It is also agreed that the taking of possession shall in no manner prevent or retard the second party in the collection of said sums by foreclosure or otherwise.

IN TESTIMONY WHEREOF, we have hereunto set our hands this March 16 1931

Harold Misner

Bennetta Misner

STATE OF IOWA)
) SS.
Warren County)

On this 16 day of March, A. D. 1931 before me, a Notary Public in and for said State and County, personally appeared Bennetta Misner, and Harold Misner to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL
SEAL

F. A. Felton

Notary Public in and for said County.