

Mortgage Record, No. 84, Madison County, Iowa

MATT PARROTT & SONS CO., WATERLOO, IOWA B88562 (1)

MORTGAGE

MILLIE CARTER, et al,

TO

R. A. BREEDING.

Filed for record the 15th day of June

A. D. 1933, at 3:00 o'clock P. M.

#1246 Maggie Reese Hobbs, Recorder.

By Jessie Allgöyer, Deputy.

Recording fee, \$ 1.00✓

THIS MORTGAGE, Made the 15th day of June 1933, by and between
 Millie Carter, a widow, and Anna E. Witter and I. R. Witter, wife and husband,
 of Madison County, and State of Iowa, hereinafter called the mortgagors, and
 R. A. Breeding

hereinafter called the mortgagee. WITNESSETH: That the mortgagors, in consideration of the sum of
 Four Hundred & 00/100-----(\$400.00-----) DOLLARS,
 paid by the mortgagee, do hereby convey to the mortgagee, his heirs and assigns, forever, the following tracts of land in the
 County of Madison, State of Iowa, to-wit:

Lots One (1), Two (2), Three (3), and Four
 (4), in Block One (1), of "Joel's" Addition
 to the Town of St. Charles, Iowa.

Decree of foreclosure of this mortgage
 entered 3/8/37 in the District Court
 of Madison County, on page 81 of said
 Court

5/1 1937 Rex Johnson Deputy
 Clerk District Court.

containing in all ----- acres, with all appurtenances thereto belonging, and the mortgagors warrant the title against all
 persons whomsoever.

All rights of homestead and contingent interests known as dower, or however else, are hereby conveyed. To be void upon the following
 conditions:

First. That the mortgagors shall pay to the mortgagee or his heirs, executors, or assigns, the sum of
 Four Hundred & 00/100----- (\$400.00 -----) Dollars, on the 15th day
 of June A. D. 1934,

with interest according to the tenor and effect of the one certain promissory note ~~XXXX~~ ~~XXXXXX~~

~~XXXXXX~~ of the said Millie Carter, Anna Witter and I. R. Witter

bearing even dates with these presents; principal and interest payable at the office of J.F. Johnsons Bank at St. Charles, Iowa.

Second. That the mortgagors shall keep the buildings on said real estate insured in some responsible company or companies, satisfactory to mortgagee, for the
 use and security of the mortgagee, in a sum not less than their insurable value, and deliver to the mortgagee the policies and renewal receipts.

Third. The mortgagors shall pay, when due, and before delinquent, all taxes which are, or become, a lien on said premises; if mortgagors fail either to so pay such
 taxes, or promptly to effect such insurance, then the mortgagee may do so; and should the mortgagee become involved in litigation, either in maintaining the security
 created by this mortgage, or its priority, then this mortgage shall secure to the mortgagee the payment and recovery of all money, costs, expenses, or advancements
 incurred or made necessary thereby, as also for taxes or insurance paid hereunder; and all such amounts shall constitute a part of the debt hereby secured, to the same
 extent, as if such amounts were a part of the original debt secured hereby, and with eight per cent per annum interest thereon, from the date of such payments.

A failure to comply with any one or more of the above conditions of this mortgage, either wholly or in part, including the payment of interest when due shall, at
 the mortgagee's option, cause the whole sums hereby secured to become due and collectible forthwith without notice or demand.

And the mortgagors hereby pledge the rents, issues, and profits of said real property for the payment of said principal sum, interest, attorney's fees, and costs, and
 authorize, agree, and consent that in case of any default as above mentioned, and the filing of a bill or petition for the foreclosure of this mortgage, the court in which
 said suit shall be instituted, or any judge thereof, shall, at the commencement of said action or at any stage during the pendency or progress of said cause, on applica-
 tion of the plaintiff, without any notice whatever, appoint a receiver to take possession of said property, and collect and receive said rents and profits and apply the
 same to the payment of said debt under the order of the court; and this stipulation for the appointment of a receiver shall apply and be in force whether or not said
 property or any part thereof is used as a homestead, and without proof of any other grounds for the appointment of a receiver than the default aforesaid.

This stipulation is hereby made binding on said mortgagors, their heirs, administrators, executors, grantees, lessees, tenants, and assigns, and in case of the rent-
 ing or leasing of said premises, while this mortgage remains unsatisfied, all rent shall be paid by the tenant or lessee to the mortgagee herein, or assigns, to apply on
 said debt as aforesaid, and no payment made to any one other than said mortgagee, or his assigns, shall constitute payment or discharge of said rental.

And in the event a suit is lawfully commenced to foreclose this mortgage, mortgagee's reasonable attorney's fees are to be considered as a part of the costs of the
 suit and collected in the same manner.

In Witness Whereof, Signed by the mortgagors, the day and year first herein written.

Millie Carter

Anna E. Witter

I. R. Witter

STATE OF IOWA, MADISON COUNTY, SS.

On the 15 day of June A. D. 1933, before the undersigned, a Notary Public in and for said
 County, came Millie Carter, a widow, and Anna E. Witter and I. R. Witter, wife and husband,

to me personally known to be the identical person s whose name s are subscribed to the foregoing
 mortgage as maker s thereof, and acknowledged the execution of the same to be their voluntary act and
 deed.

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

Rex Johnson

Notary Public in and for Madison County, Iowa.

