

Mortgage Record, No. 83, Madison County, Iowa

Carrie Douglas,

#140

Filed for record the 19 day of January
A. D. 1933 at 9:10 o'clock A. M.

To

Fee \$.50 ✓

Maggie Reese Hobbs, Recorder.
Jessie Allgeyer, Deputy.

F. M. Cox.

CONTRACT.

WHEREAS, F. L. Douglas and wife, Carrie E. Douglas, delivered to Security Loan & Title Company a mortgage on the following described real estate situated in Madison, County, Iowa, to-wit:-

North one-half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$), Section Two (2) Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P. M.,

which said mortgage is recorded in Book 81, Page 241, of the Real Estate Mortgage Records in the office of the County Recorder of Madison County, Iowa. Said mortgage was assigned to F. M. Cox, who is at the present time the owner and holder of same.

WHEREAS, the 1931 taxes on said real estate have not yet been paid and that by reason thereof the holder of said mortgage has a right to bring foreclosure proceedings.

NOW THEREFORE, in consideration of F. M. Cox not filing Petition for foreclosure of said mortgage for the February 1933 Term of the District Court of Madison County, Iowa, Carrie E. Douglas, the surviving spouse of Fred L. Douglas, Deceased, hereby agrees as follows:

1st.

That she will pay the 1931 taxes on said real estate and taxes and assessments that may be levied on said real estate subsequent to the 1931 taxes, and also keep the buildings on said premises insured in accordance with the terms of said mortgage.

2nd.

She further agrees that she will not lease said premises to anyone for the year beginning March 1st, 1933, or for the year beginning March 1st, 1934, and further agrees that in the event she should lease said premises during any part of said period that the rents, issues, and profits of said real estate accruing prior to March 1st, 1935, is hereby transferred and conveyed to F. M. Cox as fully and completely as though he were owner of said premises, and she directs and instructs the tenant to make settlement of said rent with F. M. Cox.

Dated at Winterset, Iowa, this 14 day of January, A. D. 1933.

Mrs. Carrie Douglas

State of Iowa)
Madison County) SS.

On this 14 day of January, A. D. 1933, before me a Notary Public in and for Madison County, Iowa, personally appeared Carrie E. Douglas, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

NOTARIAL
SEAL

D. B. Casady
Notary Public in and for
Madison County, Iowa.

The written contract and rights thereunder accruing to me is hereby cancelled this 16 day of March 1933 by D. B. Casady, Notary Public, Recorder.