

## Mortgage Record, No. 85, Madison County, Iowa

SOONE BLANK BOOK CO., BOONE, IOWA. 24697-82

all

John F. Niendorf,

#1658

Filed for record the 9th day of August A. D. 1933 at 10:40 o'clock A.M.

To

Wm. Brase.

Fee \$.70 ✓

Maggie Reese Hobbs, Recorder.

## LAND MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That I, John F. Niendorf, unmarried of Madison County, State of Iowa in consideration of the sum of SEVEN HUNDRED EIGHTY AND NO/100 DOLLARS, in hand paid by Wm. Brase of Clayton County, State of Iowa, do hereby sell and convey unto the said Wm. Brase the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

The West One-half of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section Seventeen (17) Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian in Madison County, Iowa.

This mortgage is subject to a first mortgage given by mortgagor to mortgagee on the 5th day of February, 1932, and recorded in Book 83 page 242 in the mortgage records of Madison County, Iowa.

The intention being to convey hereby an absolute title in fee simple, including all rights of homestead.

TO HAVE AND TO HOLD the premises above described, with all the appurtenances there-  
to belonging unto the said Wm Brase and to his heirs and assigns forever.

PROVIDED, ALWAYS, and these presents are upon the express condition, that if the said John F. Niendorf heirs, executors and administrators, shall pay or cause to be paid to the said Wm. Brase his executors, administrators or assigns, the sum of SEVEN HUNDRED EIGHTY Dollars, on or before 8 day of August 1938 with interest thereon at the rate of five per cent per annum, payable annually according to the tenor and effect of the one Promissory Note of the said John F. Niendorf, bearing even date with these presents, then these presents to be void, otherwise to be and remain in full force and virtue. And it is stipulated and agreed that in case any part of said Real Estate shall be sold for taxes, or upon failure to keep the buildings on said premises insured in a reliable old line stock company, to be approved by the Mortgagee, in an amount equal to two-thirds the value thereof, loss if any payable to Mortgagee as his interests may appear, or upon failure to pay any part of said principal or interest when it becomes due, shall cause the whole of said money to become due, and this Mortgage may be foreclosed thereupon immediately, for the whole of said money, interest and costs and taxes paid; also a reasonable sum as attorney's fees shall be allowed by the court and taxed as costs, in any action commenced to foreclose this Mortgage to enforce the payment of the note secured thereby. It is also agreed, that in case of default in any respect, so that the Mortgage can be foreclosed, the Mortgagee, his heirs or assigns, shall, before or on the commencement of an action to foreclose this Mortgage, or at any time thereafter, be entitled to the appointment of a receiver, who shall have power to take and hold the possession of the said premises and to rent the same and to collect the rents and profits therefrom, for the benefit of said Mortgagee, his heirs and assigns and subject to the order of the court and such right shall in no event be barred, forfeited or retarded by reason of a

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judgment, decree or sale in such foreclosure.

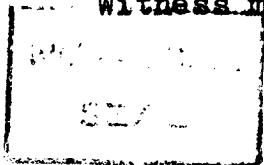
Signed this 8 day of August A. D. 1933.

John F. Niendorf

STATE OF IOWA, CLAYTON COUNTY, ss.

On this 8 day of August A. D. 1933, before me R. C. Abel a Notary Public within and for said County, personally came John F. Niendorf, unmarried, to me personally known to be the identical person whose name is affixed to the above instrument as grantor and acknowledged THE EXECUTION OF the same to be his voluntary act and deed.

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



R. C. Abel  
Notary Public.

NOTARIAL  
SEAL

Notary Public in and for  
Madison County, Iowa.