

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

BOONE BLANK BOOK CO., BOONE, IOWA 24897-32

COUNTY OF IOWA County of Polk ss

Iowa National Fire Ins. Co.

To

#2065

Reconstruction Finance Corp.

Fee \$1.00✓

MORTGAGE

Filed for Record the 5th day of  
October A. D. 1933 at 10:35  
o'clock A. M.

Maggie Reese Hobbs, Recorder.  
Jessie Allgeyer, Deputy.

KNOW ALL MEN BY THESE PRESENTS:

That Iowa National Fire Insurance Company a corporation of Des Moines, Iowa by C. S. Vance, President, and C. S. Miller, Secretary of the County of Polk, and State of Iowa for the consideration of the sum of Twenty thousand six hundred ninety-three and No/100 Dollars hereby conveys to The Reconstruction Finance Corporation a corporation of the United States of America created by an act of congress of the County of ....., and State of Iowa, the following described Real Estate in the County of Madison, and State of Iowa, to-wit:

362.26 acres in Madison County described as the South thirty and one-half acres of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the East half of the NE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the North ten and one-half acres of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , all in Section 23, and the South twenty-nine and six-tenths acres of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the West thirty-two rods of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , except one acre in the North east corner thereof all in Section 24, and the North fifty-three and one-third acres of the E $\frac{1}{2}$  NE $\frac{1}{4}$  of Section 26, and the North fifty-three and one-third acres of the west half of the NW $\frac{1}{4}$  of Section 25, all in Township 75 North, in Range 27, west of the 5th P. M., Iowa.

And it warrants the title of the same against all persons whomsoever.

THIS CONVEYANCE TO BE VOID, if the said mortgagor pays or causes to be paid to the said mortgagee, or its successors the sum of Twenty thousand six hundred ninety-three and No/100 Dollars as follows: \$20,693.00 on the 1st day of August 1935, with interest at 6 per cent.

For which sum and interest it has given its promissory note of date August 1, 1933

The interest above specified to be paid annually, and all interest in arrears to draw six per cent per annum.

IT IS PROVIDED, HOWEVER, That said mortgagor shall, while any part of said principal or interest remains unpaid, pay all taxes on said mortgaged property before they become delinquent and it shall keep the buildings thereon insured to the satisfaction of the mortgagee, and the policy payable in case of loss, to the holder thereof, as its interest may then appear and in case of its failure to comply with either of these provisions, the holder hereof may, at its option, cause such tax to be paid and insurance to be affected, and may thereupon add the amount so paid by it to the next sum falling due and shall have the above rate of interest thereon from the time of payment until repaid.

For Release of annexed Mortgage see  
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MOORE BLANK BOOK CO., MOORE, IOWA 24697-82

IT IS PROVIDED, That if said mortgagor should fail to pay installments of principal and interest as they fall due, or neglect or refuse to pay the taxes or effect the insurance provided for, for more than sixty days, then the holder hereof may, at his option, without giving notice, consider the principal and interest and the amount paid by him for taxes and insurance on said premises, due and payable, and may, without delay, proceed to foreclose this mortgage.

AND IT IS FURTHER PROVIDED, That in any action that may be brought for any sum due under the provisions of this mortgage by the holder hereof it shall be entitled to recover of the maker hereof a reasonable sum as attorney's fees, to be fixed by the court, and the expense of abstract of title preparatory to foreclosure.

AND IT IS SPECIFICALLY PROVIDED, That this mortgage shall be a lien upon said above described premises for the full and complete performance of all stipulations contained herein.

IT IS FURTHER EXPRESSLY AGREED, That in case action is brought for foreclosure of this mortgage, the mortgagee is hereby authorized to take immediate possession of said property and to rent the same, and shall be liable to account to said mortgagor only for the net profits thereof. And for said purpose a receiver for said premises and rents and profits thereof may be appointed by the court or judge thereof.

Witness my hand and seal this 1st day of August 1933.

(CORPORATE SEAL)

IOWA NATIONAL FIRE INSURANCE COMPANY

By C. S. Vance  
President.

By C. S. Miller  
Secretary.

STATE OF IOWA )  
POLK COUNTY ) ss

On this 13th day of September 1933, before me, Lucille Prugh, A Notary Public in and for Polk County, State of Iowa, appeared C. S. Vance and C. S. Miller, to me personally known, who being by me duly sworn, did say that they are the President and Secretary of the Iowa National Fire Insurance Company Incorporated of Des Moines, Iowa, a corporation, that the seal affixed to the within instrument is a corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said C. S. Vance and C. S. Miller, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal the day and year last written above.

NOTARIAL  
SEAL

Lucille Prugh  
Notary Public in and for Polk County, Iowa.