

Mortgage Record, No. 85, Madison County, Iowa

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

Albert Riser, et al

#2806

Filed for record on the 22nd day
of December, A. D. 1933 at 1:04
o'clock P. M.

To

Fee \$.70 ✓

Equitable Life Insurance
Company of Iowa.Maggie Reese Hobbs, Recorder.
Jessie Allgeyer, Deputy.

EXTENSION OF MORTGAGE

WHEREAS, The EQUITABLE LIFE INSURANCE COMPANY OF IOWA, of Des Moines, Iowa, (hereinafter referred to as the Company), is the owner and holder of the certain real estate mortgage dated the 24th day of October, 1930, which was executed and delivered by Albert Riser, a single man, and John Riser, Jr. and Mabel Riser, Husband and Wife, payable to EQUITABLE LIFE INSURANCE COMPANY OF IOWA and which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on the 7th day of November, 1930, and recorded in Book 80 of Mortgages, on Page 511; and

WHEREAS, The said Company is the owner and holder of the debt secured by the said mortgage, which is evidenced by one promissory note, and the said mortgage debt, as of the first day of September, 1933, amounts to Thirty Thousand Seven Hundred Ninety and no/100 (\$30,790.00) Dollars, and

WHEREAS, The said Company has agreed to extend the time of payment of the said mort-

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gage debt as hereinafter stated.

NOW THEREFORE, We, Albert Riser, John Riser, Jr., and Mabel Riser in consideration of the said extension of time, do hereby promise and agree to pay unto the said Company or its order, at its office in Des Moines, Iowa, the said mortgage debt of Thirty Thousand Seven Hundred Ninety and no/100 (\$30,790.00) Dollars on the first day of September, 1940, with interest thereon at the rate of 5 per cent per annum from the first day of September, 1933, payable semi-annually on the first day of March and September in each year.

That all sums of money not paid when due, as provided in this extension, shall bear interest at eight per cent per annum, payable semi-annually.

That all the conditions and covenants of said note and mortgage not modified by this extension shall remain in full force and effect.

That in case of failure to comply with any one of the conditions or covenants hereof, or of said note and mortgage, not inconsistent with this extension, the whole debt shall at once become due and collectible without notice at the option of the owner of said note and mortgage.

And we hereby covenant and warrant that said mortgage is a first lien on said premises therein described, and that it shall continue and remain as security for the payment of said principal and interest remaining unpaid on said note and mortgage.

And in consideration of the extension of time for the payment of said note and mortgage as herein provided, we consent, agree and bind ourselves to keep and perform all the conditions herein and of said note and mortgage, except as modified by this extension.

That any and all additional or collateral security, including the Grant of Possession, if any, shall not be terminated, cancelled or invalidated by the acceptance of this extension by the Company; and the Grant of Possession, if any, shall be in full force and effect, in any event until March 1, 1936.

And, further, we hereby agree during the period of this extension to keep the buildings insured against loss or damage by fire in the sum of \$3,000.00 and tornado and wind-storm in the sum of \$2,000.00, with loss payable to the Company and pay the premiums therefor and deliver said policies to the Company.

The option being reserved that, payments of One Hundred Dollars and multiples thereof may be made on the first day of March, 1934, and at any date thereafter before the maturity of the loan.

Dated this 5th day of December, 1933.

Albert Riser
John Riser Jr.
Mabel Riser

STATE OF IOWA)
COUNTY OF MADISON)SS.

On this 11th day of December A. D. 1933, before me, the undersigned, a Notary Public in and for Madison County, State of Iowa, personally appeared Albert Riser, a single man, and John Riser, Jr. and Mabel Riser, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

WITNESS my official signature and seal of office at Earlham, Iowa the day and year last above written.

NOTARIAL
SEAL

Ralph B. Hunter
Notary Public in and for
said County and State.