

Mortgage Record, No. 79, Madison County, Iowa

MATT PARROTT & SONS CO., WATERLOO, IOWA A51327 (2)

MORTGAGE

Mrs. Pearl Keith & husband

Filed for record the 20th day of February

A. D. 1935, at 10:05 o'clock A. M.

TO

#503

Valda C. Bishop, Recorder.

S.A. Hayes, Admr. R.B. Terrill Estate,

By Pearl E. Shetterly, Deputy.

and H.E. Kirby

Recording fee, \$ 1.10



THIS MORTGAGE, Made the 20th day of April A.D. 1935, by and between
 Mrs. Pearl Keith and Husband Thomas B. Keith
 of Greene County, and State of Iowa, hereinafter called the mortgagors, and
 S.A. Hays, Administrator of R.B. Terrill estate and H.E. Kirby
 hereinafter called the mortgagees WITNESSETH: That the mortgagors, in consideration of the sum of
 Four Hundred Thirty-seven and 39/100 (\$ 437.39) DOLLARS,
 paid by the mortgagees do hereby convey to the mortgagee, S. their heirs and assigns, forever, the following tracts of land in the
 County of Madison, State of Iowa, to-wit:

An undivided one-eighth (1/8) interest in the following described
 real estate, to-wit: The East Half (E. 1/2) of the North West Quarter
 (N.W. 1/4) and the West Half (W. 1/2) of the North East Quarter (NE 1/4) of Section
 Twelve (12) in Township Seventy-five (75) North of Range Twenty-nine
 (29) West of the 5th P.M. Iowa.

containing in all 160 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 their heirs, executors, or assigns, the sum of
 Four Hundred Thirty-seven & 39/100 (\$ 437.39) Dollars, on the 20th day
 of April A. D. 1935, one to S.A. Hays Admr. for \$186.64 and one to H.E. Kirby
 for \$250.92, each due April 20, 1935

with interest according to the tenor and effect of the two certain promissory notes of the said
 Mrs. Pearl Keith and husband, Thomas B. Keith
 dated April 20, A. D. 1935 and all such other sums of money as may at any time be owing to the said mortgagee,
 according to the terms of such indebtedness, or of the conditions of this mortgage.

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

Third. That the mortgagors shall pay, when due, all prior liens on said premises, if any, and shall promptly pay all interest thereon, and strictly comply with
 all conditions or agreements touching such prior liens, and all taxes which are or may become a lien on said premises before delinquent; if mortgagors fail or neglect
 to so pay such prior liens or interest thereon or taxes, or promptly effect such insurance, then the mortgagee may do so, and is authorized hereby to at any time pay
 off or take assignment of any prior liens or pay the interest thereon, and any and all sums of money so paid shall be recovered with eight per cent interest per annum
 thereon from the date of such payments, and shall be secured hereby; and should mortgagee become involved in litigation, in maintaining the security created by this
 mortgage or its priority, or validity, or any rights or interests hereunder, then this mortgage shall secure the repayment and recovery of all money, costs, expenses, or
 advancements hereunder or made necessary thereby, including reasonable attorney fees incident thereto; and any and all such sums so paid out shall constitute a part
 of the debt hereby secured, to the same extent as if such sums were a part of the original debt secured hereby, and with eight per cent per annum thereon from the
 date of any 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 any and all interest when
 due shall, at the mortgagee's option, cause the whole and all 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.

Mrs. Pearl Keith

Thomas B. Keith

Greene

STATE OF IOWA, Madison County, ss.

On the 23 day of May A. D. 1935, before the undersigned, a Notary Public in and for said
 County, came Mrs. Pearl Keith and husband, Thomas B. Keith

to me personally known to be the identical persons whose names are subscribed to the foregoing
 mortgage as maker 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.



W.D. Hallowell, Greene
 Notary Public in and for Madison County, Iowa.

R.O. Miller, Mortgage Secy.
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