

## Mortgage Record, No. 86, Madison County, Iowa

Clarence E. Forret and  
Ella Forret

#2640

Filed for record the 23 day of June A. D.  
1936 at 10:15 O'clock A. M.,

Fee \$1.00

Valda C. Bishop, Recorder

To

Anthony Forret

## MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That Clarence E. Forret and Ella Forret, his wife, of Madison County, and State of Iowa in consideration of the sum of Six thousand and 00/100 DOLLARS, in hand paid by Anthony Forret of Dallas County, and State of Iowa do hereby SELL AND CONVEY unto the said Anthony Forret of Dallas County of Madison and State of Iowa to-wit:

The Northwest Quarter ( $\frac{1}{4}$ ) of Section Eight (8) and the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Five (5), all in Township Seventy seven (77) North, of Range Twenty six (26) West, of the 5th P. M. Madison County, Iowa.

And we hereby covenant with the said Anthony Forret that we hold said premises by title in fee simple; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and encumbrances whatsoever; and we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever; and the said Ella Forret hereby relinquishes her right of dower in and to the above described premises.

PROVIDED, always and these presents are upon this express condition, that, if the said Clarence Forret and Ella Forret, their heirs, executors or administrators shall pay or cause to be paid to the said Anthony Forret, his executors and administrators or assigns the sum of Six thousand Dollars, on the 1st day of March 1946 with interest thereon according to the tenor and effect of the one promissory note of the said Clarence E. Forret and Ella Forret payable to Anthony Forret bearing even date herewith then these presents to be void, otherwise to remain in full force.

It is hereby agreed that said Clarence E. Forret and Ella Forret shall pay all taxes and assessments levied upon said real estate before the same shall become delinquent, and in case not so paid, the holder of this mortgage may pay such taxes or assessments and be entitled to interest on the same at the rate of eight per cent per annum, and this mortgage shall stand as security for such taxes, assessments and interest so paid.

And it is further expressly agreed, that in the event of failure to pay said sums of money, or any part thereof, or the interest thereon, when due and payable, said second party, its successors or assigns, shall have from the date of such default made, as additional security for the sums of money secured by this mortgage a lien on all crops thereafter raised on said Real Estate and all rents and profits thereafter accruing thereon, and shall

For Release of annuities Mortgage see  
Mortgage Record 82 Page 25-4

I E Dorton