

Mortgage Record No. 85, Madison County, Iowa

JENKINS & FERGEMANN CO., WATKINS, IOWA, 1818

Ella Purvis
TO
Iowa Yearling Meeting of Friends

Filed for record the 3 day of July
A. D. 1936, at 10:48 o'clock A. M.
#2810 Valda C. Bishop, Recorder.
By Pearl E. Shetterly, Deputy.
Recording Fee, \$.80

THIS MORTGAGE, Made the 3rd day of July 1936, by and between
Ella Purvis
of Madison County, and State of Iowa, hereinafter called the mortgagors, and
Iowa Yearly Meeting of Friends a corporation whose principal place of business
is at Oskaloosa Iowa, hereinafter called the mortgagee.

WITNESSETH: That the mortgagor, in consideration of the sum of Two Thousand (\$ 2000.00) DOLLARS
paid by the mortgagee, do hereby convey to the mortgagee - heirs and assigns, forever, the following tracts of land in the County
of Madison, State of Iowa, to-wit:

North East One Fourth (1/4) Section Nineteen (19) Township Seventy
Four (74) North Range Twenty Six (26).

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 interest known as dower are hereby conveyed. To be void upon the following conditions:

First. That the mortgagors shall pay to the mortgagee or - heirs, executors, or assigns, the sum of
Two Thousand (\$ 2000.00) Dollars

on the 3rd day of July A. D. 1936, with interest at the rate of 4 1/2 per cent per annum, payable - annually, according to the tenor and effect of the -
certain promissory note, of the said Ella Purvis Iowa Payable January 1st of each year.
bearing even date herewith; principal and interest payable at the office of Iowa Yearly Meeting of Friends at Oskaloosa/

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

Third. The mortgagors shall pay when due, and before delinquent, all taxes which are, or become, a lien on said premises; if mortga-
gors fail either to pay such taxes, or promptly to effect such insurance, then the mortgagee may do so; and should the mortgagee become in-
volved in litigation either in maintaining the security created by this mortgage, or its priority, then this mortgage shall secure to the
mortgagee the payment and recovery of all money, costs, expenses or advancements incurred or made necessary thereby, as also for taxes or
insurance paid hereunder; and all such amounts shall constitute a part of the debt hereby secured, to the same extent as if such amounts were
a part of the original debt secured hereby, and with eight per cent per annum interest thereon, from the date of such payments.

Fourth. 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 interest when due, shall, at the mortgagee's option, cause the whole sum hereby secured to become due and collectible forthwith
without notice or demand, and mortgagee shall be, and is hereby, authorized to take immediate possession of all of said property, and to
rent the same, and shall be held liable to account to mortgagors only for the net profits thereof, and such possession for such purposes shall
continue to the end of the year of redemption. It is also agreed that the taking possession thereof as above provided shall in no manner
prevent or retard mortgagee in the collection of said sums by foreclosure or otherwise.

Fifth. And in the event a suit is lawfully commenced to foreclose this mortgage, reasonable attorney's fees for mortgagee's attorney
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.

Ella Purvis

STATE OF IOWA, MADISON COUNTY, ss.

On the 3 day of July A. D. 1936, before me, the undersigned, a Notary Public, in and for
Said County, State of Iowa, came
Ella Purvis

to me personally known to be the identical person / whose name / subscribed to the foregoing
mortgage as maker thereof and acknowledged the execution of the same to be her voluntary act and deed.

WITNESS my hand and official seal, the day and year last above written.

C.C. Kale

Notary Public in and for Madison County, Iowa



For Assignment of Annuity Mortgage See
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