

Mortgage Record, No. 86, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7116

SEAL

Notary Public of Iowa, In and for Madison County,  
My commission expires July 4, 1939.

Richard McNamara

#3228

Filed for record the 7 day of  
August A.D.1936 at 8:05 o'clock  
A.M.

To

Fee \$ 1.00 ✓

Mary S. Penn

Valda C. Bishop, Recorder

M O R T G A G E

KNOW ALL MEN BY THESE PRESENTS:

That, I, Richard McNamara (widower) of the County of Madison and State of Iowa, first party, in consideration of the sum of Four Thousand (\$4,000.00) Dollars, in hand paid by Mary S. Penn of Polk County, and State of Iowa, second party, the receipt of which is hereby acknowledged, do hereby grant, sell and convey unto the said second party, her heirs, successors and assigns forever, the real estate situated in Madison County, Iowa, described as follows, to-wit:

Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ )  
and Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ),  
and, North Half (N $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the  
Southeast Quarter (SE $\frac{1}{4}$ ) all in Section Seventeen (17),  
Township Seventy-six (76) North, Range Twenty-seven (27) West  
of the 5th P.M.

together with all of the rents, issues and profits which may arise or be had therefrom.

TO HAVE AND TO HOLD the above described premises and all of the appurtenances thereto belonging, and the rents, issues and profits aforesaid, unto the said second party her heirs, successors and assigns forever.

The said first party WARRANTS the title to said premises against the lawful claims of all persons whomsoever, and hereby relinquishes, releases and conveys all right of homestead and dower, or statutory thirds, in and to said premises.

PROVIDED, However, that if the first party shall pay the second party, her heirs, successors or assigns, the sum of Four Thousand (\$4,000.00) Dollars on the 17th day of December A.D.1940, (with the privilege of paying Five Hundred Dollars (\$500.00) or any multiple thereof on any interest paying date provided sixty days' notice in writing be given to second party of intention to make such payment) with interest at the rate of five (5%) per centum per annum, payable semi-annually, according to the tenor and effect of the one Coupon Bond, or promissory note, and interest coupons thereto attached, of the said first party, bearing even date herewith, payable at office of Hughes, O'Brien & Hughes, 819 So. Surety Bldg. in the City of Des Moines, Polk County, Iowa and shall keep and perform all and singular the covenants and agreements herein contained for said first party to keep and perform, then, THESE PRESENTS TO BE VOID, otherwise to remain in full force and effect.

The Covenants and Agreements to be kept and performed are as follows:

The said first party shall pay all taxes, charges and assessments now due, or which may become due, on said premises before the same become delinquent; shall keep the buildings on said premises insured in some responsible company or companies, to be designated by the second party, for the benefit of said second party, in the sum of not less than.... Dollars;

Release  
For Assignment of Annexed Mortgage See  
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and shall deliver the insurance policies and all renewal receipts to said second party. Should said first party neglect to pay said taxes, charges or assessments, or to effect and maintain said insurance, said second party may do so and recover of said first party the amount paid therefor, with interest at eight per centum per annum, and this mortgage shall stand as security therefor.

Said first party shall not waste said premises and shall not allow the same to depreciate in value by any act or neglect.

Should said first party at any time fail to pay any part of the principal or interest aforesaid when due, or fail to perform all and singular the covenants and agreements herein mentioned, the whole sum of money hereby secured shall become due and collectible at once, at the option of the second party, and this mortgage may thereupon be foreclosed for the whole of said money, interest and costs, without further notice. And it is further agreed and stipulated that in the event of the commencement of an action for the foreclosure of this mortgage, a reasonable attorney's fee shall become due from the first party to the second party, and this mortgage shall stand as security therefor, and the same shall be taxed as part of the costs in such action. Said costs shall also include the cost of an abstract of title to said premises with eight per centum interest thereon. Should said second party become involved in litigation by reason hereof, all the expenses of such litigation, including a reasonable amount for attorney's fees, shall be paid by said first party, and this mortgage shall stand as security therefor. It is further agreed and stipulated that in case of a foreclosure of this mortgage, on filing the petition for such foreclosure, a receiver shall be appointed to take charge of the mortgaged premises at once, and to hold possession of the same until the time of redemption expires, or until the debt is fully paid, and all rents and profits derived from said premises, less the costs and expenses of the receivership, shall be applied on the debt secured hereby. It is also agreed that the taking of possession shall in no manner prevent or retard the second party in the collection of said sums by foreclosure or otherwise.

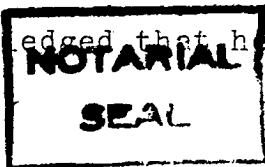
Dated December 17, 1935

IN TESTIMONY WHEREOF, I have hereunto set my hand the day and year last above written.

Richard McNamara

STATE OF IOWA )  
 )SS.  
County of Polk )

On this 17th day of December, A.D. 1935, before me, Gertrude Zigeler, a Notary Public in and for the County of Polk, State of Iowa, personally appeared Richard McNamara (widower) to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Gertrude Zigeler  
Notary Public in and for Polk County,  
State of Iowa.

Transmitted

#3230

Filed for record the 7 day of

December 1935