

Bessie M. & F.H. Riggle #1582
 To Fee \$ 1.00
 Brown-Camp Hardware Company

Filed for record the 9 day of
 April A.D. 1937 at 10:50 o'clock
 A.M.
 Valda C. Bishop, Recorder
 Pearl E. Shetterly, Deputy

M O R T G A G E D E E D

KNOW ALL MEN BY THESE PRESENTS: That Bessie M. Riggle and F.H. Riggle of the County of Madison, and State of Iowa for the consideration of the sum of Two Hundred Fifty and no/100 (\$250.00) Dollars hereby convey to Brown-Camp Hardware Company of the County of Polk, and State of Iowa, the following described Real Estate in the County of Madison and State of Iowa, to-wit:

Lot Four (4) and the South Fifty-two and one-half (S 52½) Feet of Lot Three (3) of Likens addition to Truro, Madison County, Iowa.

And we warrant the title of the same against all persons whomsoever.

THIS CONVEYANCE TO BE VOID, if the said mortgagors pay or cause to be paid to the said mortgagee, or its assigns the sum of Two Hundred and no/100 Dollars as follows: \$..... on the day of 193..., with interest at 7 per cent. from the 1st day of October, 1936, Payable at Des Moines, Iowa.

For which sum and interest he has given his promissory note of date The interest above specified to be paid annually, and, all interest in arrears to draw.....

IT IS PROVIDED, HOWEVER, That said mortgagor shall, while any part of said principal or interest remains unpaid, pay all taxes on said mortgaged property before they become delinquent and shall keep the buildings thereon insured to the satisfaction of the mortgagee, and the policy payable in case of loss, to the holder thereof, as his interest may then appear and in case of his failure to comply with either of these provisions, the holder hereof may, at his option, cause such tax to be paid and insurance to be affected, and may thereupon add the amount so paid by him to the next sum falling due and shall have the above rate of interest thereon from the time of payment until repaid.

IT IS PROVIDED, That if said mortgagor should fail to pay installments of principal and interest as they fall due, or neglect or refuse to pay the taxes or effect the insurance as above provided for, for more than ten days, then the holder hereof may, at his option, without giving notice, consider the principal and interest and the amount paid by him for taxes and insurance on said premises, due and payable, and may, without delay, proceed to foreclose this mortgage.

AND IT IS FURTHER PROVIDED, That in any action that may be brought for any sum due under the provisions of this mortgage by the holder hereof he shall be entitled to recover of the maker hereof a reasonable sum as attorney's fees, to be fixed by the court, and the expense of abstract of title preparatory to foreclosure.

AND IT IS SPECIFICALLY PROVIDED, That this mortgage shall be a lien upon said above described premises for the full and complete performance of all stipulations contained herein. IT IS FURTHER EXPRESSLY AGREED, That in case action is brought for foreclosure of this mortgage, the mortgagee is hereby authorized to take immediate possession of said property and to rent the same, and shall be liable to account to said mortgagor only for

For Record in annexed Mortgage
 Mortgage Record 90 Page 621

Mortgage Record, No. 88, Madison County, Iowa

MATT PARROTT & SONS CO., WATERLOO, IOWA C34774

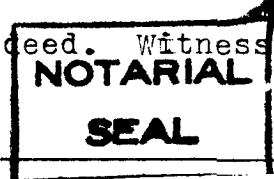
the net profits thereof. And for said purpose a receiver for said premises and rents and profits thereof may be appointed by the court or judge thereof.

Witness my hand and seal this 5th day of April 1937.

Bessie M. Riggle
F.H.Riggle

STATE OF IOWA, MADISON COUNTY, SS.

On this 5th day of April A.D.1937 before me, a notary public in and for said county, personally appeared Bessie M. Riggle and F.H.Riggle to me known to be the identical persons named in and who executed the foregoing instrument, and whose names are affixed to the above deed as grantors and acknowledged that they executed the same, as their voluntary act and deed. Witness my hand and Notarial seal the day and year last above written.



I.E.Holmes
Notary Public