

Mortgage Record, No. 84, Madison County, Iowa

MATT PARROTT & SONS CO., WATERLOO, IOWA B86562 (1)

MORTGAGE

Merrill Crase and Dortha A. Crase

TO

W.T. Guiher, Trustee

Filed for record the 21 day of May

A. D. 1937, at 12:00 o'clock — M.

#2399

Valda C. Bishop

Recorder.

By Pearl E. Shetterly

Deputy.

Recording fee, \$ 1.00

THIS MORTGAGE, Made the 15th day of May 19 37, by and between
Merrill Crase and Dortha A. Crase, husband and wife,
of Madison County, and State of Iowa, hereinafter called the mortgagors, and
W.T. Guiher, Trustee,

hereinafter called the mortgagee. WITNESSETH: That the mortgagors, in consideration of the sum of
Four Thousand Five Hundred Seventy-six & 47/100 (\$ 4,576.47) DOLLARS,
paid by the mortgagee, do hereby convey to the mortgagee, his heirs and assigns, forever, the following tracts of land in the
County of Madison, State of Iowa, to-wit:

The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) and the Northwest
Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and the West Half of
Southeast Quarter of the Northwest Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$); and all
that part of the West Half of the Northeast Quarter of the Southwest
Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$), lying and being North of North River, all of
said land being in Section Twelve (12), in Township Seventy-six (76)
North, of Range Twenty-eight (28) West of the 5th P.M.

This mortgage is given to secure the balance of the unpaid purchase price
of said land.

containing in all — 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 his heirs, executors, or assigns, the sum of Four Thousand
Five Hundred Seventy-six & 47/100 (\$ 4,576.47) Dollars, on the 1st day
of March A. D. 1944, evidenced by five promissory notes numbered 1, 2, 3, 4
and 5, containing an option to pay any amount at any time, bearing interest from
March 1st, 1937, payable semi-annually

~~with interest~~ according to the tenor and effect of the said 5 certain promissory notes without coupons
attached, of the said Mortgagors to Annise D. Frankelberger

bearing even dates with these presents; principal and interest payable at the office of W.T. Guiher, Winterset, Iowa.

Second. That the mortgagors shall keep the buildings on said real estate insured in some responsible company or companies, satisfactory to mortgagee, for the
use and security of the mortgagee, in a sum not less than their insurable 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 mortgagors fail either to so pay such
taxes, or promptly to effect such insurance, then the mortgagee may do so; and should the mortgagee become involved 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.

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 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.

Merrill Crase

Dortha A. Crase.

STATE OF IOWA, MADISON COUNTY, ss.

On the 21st day of May A. D. 19 37, before the undersigned, a Notary Public in and for said
County, came Merrill Crase and Dortha A. Crase, husband and wife

to me personally known to be the identical person s whose name s are subscribed to the foregoing
mortgage as maker s 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 at Winterset, Iowa

Daniel J. Gallery

Notary Public in and for Madison County, Iowa.

This Mortgage having been
paid in full, I hereby release and
discharge the same of record, this
2nd day of December, 1943

W.T. Guiher, Trustee.
Witnessed by: Pearl E. Shetterly, Recorder

