Mortgage Record, No. 87, Madison County, Iowa

and the state and The sho			
Mimi Van Hook and Husba	ınd	Filed for Record the 24	day of July 193
		at 4;35 o'clock P.M.	
то		## ### ## ## ## ## ## ## ## ## ## ## ##	li ahon
Onion State Bank, Winter	·set. Towa	#3457 <u>Valda C. B</u>	Recorder.
		By Pearl H. Sh	netterly,
	·	Recording fee, \$1.50	Deputy.
		day of July	
*****		ook, her husband	
of the county of		and State of Iowa, p	
of Madison County,			
WITNESSETH: That the said pa	arty of the first part for an	nd in consideration of the sum of	
Three Hundred Fi	fty		(\$ 350.00 DOLLAI
	-	hereby acknowledged, does hereby grant, b	
second party, its heirs, successors and and State of Iowa, to-wit:	assigns forever, the follow	ring described real estate, situated in the (County of Mau 13011
200 01 10 may 10 may			
		Block Two v2) of Kirkwoods	s Addition
to Winterset,	The merigage va cor	poration) in the annexed mortgage, hereby rele	
	13 day of July	1945 and I, the executing officer, hereby	certify that this release is executed
	by authorize of the Board of I	Directors of said corporation Little (In	Want Menterset
	known to me to be the Care	Since Stockled in my presence by	ion State Bank
	a corporation.	E llatter	
	earl	Ssues, use and profits of said land, including	Best
·	t party shall pay or cause	to be paid to the second party, its heir red Fifty D. 19 40, at Union State P	(\$ 350.00) DOLLA
		promissory note of the said	
Mimi Van Hook a	nd M.S.Van ™ook,	, her husband	***************************************
of even date herewith, payable to Un	ion State Bank,	Winterset, Iowa	
and singular the covenants and agreeme	dvanced by the party of the ents herein contained for	ne second part, its heirs, successors or ass said first party to keep and perform then	igns, and shall keep and perform These Presents to Be Void, otherw.
to remain in full force and effect. First party for themselves and their	r heirs executors administ	rators, grantees and assigns hereby covena	outs and agrees with second party
heirs, successors and assigns, as follows:	•		mes and agrees with second party,
That The annual to be said the seincie	dai sum and interest above speci)	ind on an est out in the southin promissour mate	on motor benefithations reformed to touch
First. To pay or cause to be paid the princip with all costs and expenses of collection, if any the priority of this mortgage, or in foreclosing the	there shall be, and any costs, che same or in defending any action	ied, or as set out in the certain promissory note arges or attorney's fees incurred and paid by second a affecting the title to said property.	or notes hereinbefore referred to, toget party, its successors or assigns, in maintain
on this mortgage or the debt secured thereby before	ther charges which are now a liest ore the same shall become delinqu	n or may hereafter be levied or assessed upon or aga ent.	ainst the said premises or any part thereof,
Second. To pay all taxes, assessments and other this mortgage or the debt secured thereby before Third. To keep the buildings erected thereon ess than two-thirds of their actual value, loss, if a pay the premium for such insurance when the	ther charges which are now a lies fore the same shall become delinque or at any time hereafter erected any, payable to second party, or e policies are issued, and to del	n or may hereafter be levied or assessed upon or aga ent. upon said property, insured against loss or damage its successors or assigns, such insurance to be obtain iver such policies and all renewals to second party.	sinst the said premises or any part thereof, by fire, lightning and tornado in a sum ned in a company satisfactory to second par
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Second. To pay all taxes, assessments and oth this mortgage or the debt secured thereby before Third. To keep the buildings erected thereoness than two-thirds of their actual value, loss, if a pay the premium for such insurance when the Fourth. To keep all improvements, including formit or permit waste of the premises hereby more in the fifth. That should first party fail to pay said be used for any unlawful purpose, then the ser removal of improvements or use of said propers to be used for any unlawful purpose, then the ser removal of improvements or use of said propers to the premise as the principal sum hereby secured. Sixth. And it is further agreed between the rinterest, as the same matures or if first party emove or suffer to be removed any buildings, froperty, or that may hereafter at any time be piess or damage by fire and lightning and tornado, olicies, or any renewals thereof, to second party, roperty shall be diminished; or if any suit be brifteeting in any manner its validity, then upon the second party. The second party is the property of the second party that the rents of the second party.	ther charges which are now a lier or the same shall become delinque or at any time hereafter erected any, payable to second party, or e policies are issued, and to del fences, and all appurtenances thereortgaged, nor use or allow same to did taxes, charges or assessments, econd party may pay such taxes, erty for any unlawful purposes at the payments, and all such expendid the payments, and all such expendid the taxes or assessments fences, or other improvements the laced thereon, in good repair, or or its assigns; or use or permit rought by any person, affecting in the happening of any of said contibile; and the second party or its issues, and profits of said real estates.	n or may hereafter be levied or assessed upon or against ent. upon said property, insured against loss or damage its successors or assigns, such insurance to be obtain iver such policies and all renewals to second party. eto now upon or hereafter erected on the said prem to be used for any unlawful purpose. or to effect and maintain said fire and tornado insurcharges and assessments, may purchase insurance, mand any moneys so expended shall be repaid to second litures shall be secured by this mortgage and shall all be made in payment of the debt secured by this root or other charges on the said mortgaged property, on the referency or fail to keep said buildings, fences and fail to keep the buildings now erected, or hereafter ill to pay the insurance premiums when the contemple said property to be used for any unlawful purpose, or any manner, the title of first party, or wherein a ingencies, at the option of second party, or its assign assigns may proceed at once, or at any time later, to state are hereby pelegred as security for payment of state are hereby pelegred as security for payment of state are hereby pelegred as security for payment of state are hereby pelegred as security for payment of states.	by fire, lightning and tornado in a sum ned in a company satisfactory to second partises in good condition and repair, and not strance or suffer waste or permit said premity redeem from tax sale, may enjoin any wall party, its successors or assigns, with interface to the collectible as a part of and in the samortgage, or any part thereof, either principar any part thereof, to become delinquent; all other improvements that are now on so to be erected on said property, insured againsted policies are issued; or fail to deliver sure do any other act whereby the value of so lien is claimed superior to this mortgage, so, the whole indebtedness secured hereby she of oreclose this mortgage.
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Second. To pay all taxes, assessments and out this mortgage or the debt secured thereby befor Third. To keep the buildings erected thereon ess than two-thirds of their actual value, loss, if a pay the premium for such insurance when the Fourth. To keep all improvements, including from the form of the premises hereby more fifth. That should first party fail to pay sail or removal of improvements or use of said proper an enemand of improvements or use of said proper an enemand of improvements or use of said proper ansure as the principal sum hereby secured. Sixth. And it is further agreed between the rinterest, as the same matures or if first party emove or suffer to be removed any buildings, for operty, or that may hereafter at any time be property, or that may hereafter at any time be property shall be diminished; or if any suit be bruffecting in any manner its validity, then upon the vithout notice immediately become due and collect Seventh. It is further agreed that the rents, hat in case of foreclosure of this mortgage for an ending foreclosure, sale and redemption, and to eleducting all the costs of such proceedings. Eighth. It is further agreed and the party of a specially agreeing that the said premises shall be escribed may be offered for sale as one tract. IN WITNESS WHEREOF, We have the present of the party of the country, Iowa, came Mimi Value of the present of the present of the party of the country, Iowa, came Mimi Value of the present o	ther charges which are now a lier re the same shall become delinque or at any time hereafter erected any, payable to second party, or e policies are issued, and to del fences, and all appurtenances thereortgaged, nor use or allow same to did taxes, charges or assessments, econd party may pay such taxes, entry for any unlawful purposes and payments, and all such expendent allows the taxes or assessments fences, or other improvements the laced thereon, in good repair, or any the payments of any of said control to the payments of said real enditor to the first part hereby expressly was allowed hereunto set our hand the same hallowed hereunto set our hand the same shallowed hereof, and a same shallowed hereof hereof, and a same shallowed hereof hereof, and a same shallowed hereof he	nor may hereafter be levied or assessed upon or against ent. upon said property, insured against loss or damage its successors or assigns, such insurance to be obtain iver such policies and all renewals to second party. eto now upon or hereafter erected on the said prem to be used for any unlawful purpose. or to effect and maintain said fire and tornado insurcharges and assessments, may purchase insurance, mand any moneys so expended shall be repaid to second litures shall be secured by this mortgage and shall of or other charges on the said mortgaged property, or or fail to keep the buildings now erected, or hereafter ill to pay the insurance premiums when the contemple said property to be used for any unlawful purpose, or any manner, the title of first party, or wherein a ingencies, at the option of second party, or wherein a ingencies, at the option of second party, or its assign sassigns may proceed at once, or at any time later, the state are hereby pledged as security for payment of said be entitled to have a receiver appointed to take pete and apply the net profits to the payment of said saids the privileges and rights which are afforded by ured, and in case of the foreclosure of this mortgates the day and year first above written. Mimi Van H N.S. Van Ho A. D. 19 37, before the undersigned, Van Hook, wife and husband	by fire, lightning and tornado in a summed in a company satisfactory to second partises in good condition and repair, and not strance or suffer waste or permit said premity redeem from tax sale, may enjoin any wall party, its successors or assigns, with interface to collectible as a part of and in the samortgage, or any part thereof, either principart or any part thereof, to become delinquent; all other improvements that are now on so to be erected on said property, insured againsted policies are issued; or fail to deliver sure of any other act whereby the value of so lien is claimed superior to this mortgage, so the whole indebtedness secured hereby she foreclose this mortgage. Said debt, interest, attorney fees and costs, a cossession of said property, real and person debt and interest and costs of the suit aff the homestead statutes of the State of Ionage for any cause, the premises hereinable OOK OOK Subscribed to the foregoin

Notary Public in and for Madison County, Iowa.