

Mortgage Record, No. 90, Madison County, Iowa

J. H. WELCH PRYNG. CO., DES MOINES 7640

Maude J. Garrett

#5130

Filed for record the 2 day of
November A. D. 1938 at 9:10 o'clock
A. M.,

To

Fee \$.60

F. Vernon and Myrtle Clark

Valda C. Bishop Farver, Recorder

CONTRACT

Now on this 31st day of October 1938, this contract made and entered into by and between Maude J. Garrett, Party of the First Part, and F. Vernon Clark and his wife, Myrtle Clark, Parties of the Second Part, WITNESSETH as follows:

That the Party of the First Part has this day agreed to sell, transfer and convey to the Parties of the Second Part the following described real estate situated in the City of Winterset, Madison County, Iowa, to-wit:-

Lot One (1), in Block Eight (8), in Shriver's Addition to Winterset, Iowa,
for the sum of Two Thousand & no/100 (\$2,000.00) Dollars, payable as follows:-

Sixteen & two-thirds (\$16 2/3) Dollars on the 1st day of December 1938, and Sixteen and two-thirds (\$16 2/3) Dollars on the 1st day of each succeeding month thereafter for a period of the (10) years making a total payment of Two Thousand & no/100 (\$2,000.00) Dollars

for said property.

IT IS FURTHER AGREED that no interest shall be charged upon the deferred payments; that the Parties of the Second Part shall pay the 1938 taxes and special assessments, and all subsequent taxes and assessments during the life of this contract.

Parties of the Second Part shall keep said property insured in a responsible insurance company, and pay the premiums therefor.

Parties of the Second Part agree to keep the premises in as good repair as they are at the present time.

It is agreed that time of payment of said installments is the essence of this contract, and in case Second Parties fail to make said payments or perform any of the covenants on their part entered into, this contract shall be forfeited and determined, and Second Parties shall forfeit the payments made by them on this contract.

It is further agreed that upon the performance of the covenants on the part of parties of the second part, that Party of the First Part shall convey unto them by Warranty Deed said premises, and furnish an abstract of title showing good merchantable title.

IT IS FURTHER AGREED that Second Parties have the option to pay more than said amounts at any installment paying period.

Maude J. Garrett
PARTY OF THE FIRST PART
F. Vernon Clark
Myrtle Clark
PARTIES OF THE SECOND PART.

STATE OF IOWA

) SS:

MADISON COUNTY

On this 31st day of October A. D. 1938, before me, a Notary Public in and for the County of Madison, State of Iowa, personally appeared Maude J. Garrett, F. Vernon Clark and his wife, Myrtle Clark, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial seal
day and year last above written.

Leo C. Percival
NOTARY PUBLIC IN AND FOR MADISON COUNTY, IOWA.

NOTARIAL
SEAL