

Mortgage Record, No. 90, Madison County, Iowa

or insolvency

Carl & Grace Porter

#2165

Filed for record one day, at
A.D. 1939 at 1:33 o'clock P.M.

To

Fee \$.70 ✓

Pearl E. Shetterly, Recorder.

Ira J. Walker

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That Carl Porter and Grace Porter, his wife, of the County of Union and State of Iowa in consideration of the sum of \$3500 DOLLARS in hand paid, do hereby SELL AND CONVEY unto the said Ira J. Walker of the County of Union and State of Iowa the following described premises, situated in the County of Madison and State of Iowa to-wit:

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27 and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34 and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 74 North, Range 29, containing 120 acres more or less

The intention being to convey hereby an absolute title, in fee simple, including all the rights of homestead, to have and to hold the premises above described, with all the appurtenances thereto belonging, unto the said Ira J. Walker and to his heirs and assigns, forever.

PROVIDED ALWAYS, and these presents are upon the express condition, that if the said Carl Porter and Grace Porter, his wife heirs, executors or administrators shall pay or cause to be paid to the said Ira J. Walker, his heirs, executors, administrators or assigns the sum of \$3500.00

This Mortgage having been paid in full, I hereby release all claims and liens thereon, and discharge the same of record, at the office of the Recorder, at Madison, Iowa, this 3rd day of March, 1939.
Witness my hand and seal of office this 3rd day of March, 1939.
Pearl E. Shetterly, Recorder.

Mortgage Record, No. 90, Madison County, Iowa

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

\$100.00	Dollars, on the 1st	day of March	1941
\$100.00	Dollars, on the 1st	day of March	1942
\$100.00	Dollars, on the 1st	day of March	1943
\$100.00	Dollars, on the 1st	day of March	1944
\$3100.00	Dollars, on the 1st	day of March	1945

with interest thereon at the rate of 5 per cent, per annum, payable annually and until the same is fully paid, according to the tenor and effect of the one promissory note of said Carl Porter and Grace Porter, his wife bearing even date with these presents, then these presents to be void, otherwise to be and remain in full force and effect.

And in case of the non-payment by the said parties of the first part, or their heirs, executors or administrators, of the said interest or principal or any part thereof, at the time the same becomes due or a failure on their part to pay the taxes of any year before the same becomes delinquent, or in case the said party of the first part shall commit or suffer to be committed, any waste upon said premises, or shall allow the same to diminish in value through any act or omission upon their part, then in case of the occurrence of either of said events the whole principal sum and interest shall become due and payable.

And it is also further agreed by the mortgagor that if it becomes necessary to foreclose this mortgage, a reasonable amount shall be allowed as attorney's fee and ^{be} taxed as a part of the cost of foreclosing.

And it is further agreed that in case said property shall become insufficient to secure the said indebtedness and proceedings to foreclose this mortgage are commenced, that a receiver be appointed to take charge of said premises and collect the rents, issues and profits from the time of commencement of said proceedings, to be applied in payment of the sum above mentioned.

The said party of the first part also agrees to pay all taxes or assessments that shall be taxed or assessed on said premises, from the date hereof, until the sum shall be fully paid as aforesaid.

And the said Grace Porter hereby relinquishes all her right of dower in and to the above described premises.

Signed this 21st day of March A.D. 1939.

Carl Porter
Grace Porter

STATE OF IOWA, Union County)ss:

On this 21st day of March A.D., 1939, before me Thos. E. Mullin a Notary Public in and for said County, personally came Carl Porter and Grace Porter, his wife to me personally known to be the identical persons whose names are affixed to the above instrument as grantors, and severally acknowledged the execution of the same to be their voluntary act and deed, for the purpose therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal, at Creston, Iowa, on the day and date last above written.

Thos. E. Mullin
Notary Public in and for Union County, Iowa.

#2168

Filed for record the 22 day of March