Mortgage Record, No. 89 , Madison County, Iowa

MATT PARROTT & SONS CO., WATERLOO, IOWA B86562 (1)	
MORTGAGE	
Leo F. King & Wife	Filed for record the
	A. D. 1940_, at 2:25_o'clock_1P.M.
	#2758 Pearl E. Shetterly Recorder
Mary L. King	By, Deputy
	Recording fee, \$_1.00
	oril 1940, by and between
	wife)
	Iowa, hereinafter called the mortgagors, and
	ortgagors, in consideration of the sum of
·	(\$ 414.40) DOLLARS
County of Madison State of Iowa	ler heirs and assigns, forever, the following tracts of land in the a, to-wit:
The North Half of the Southeast Quarter of Section Twenty-one all seven Range Twenty-six West of the	in Township Seventy-
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containing in all 20 acres, with all appurtenan persons whomsoever.	nces thereto belonging, and the mortgagors warrant the title against al
- · · · · · · · · · · · · · · · · · · ·	wer, or however else, are hereby conveyed. To be void upon the following
conditions: First: That the mortgagors shall pay to the mortgagee or h	nerheirs, executors, or assigns, the sum of
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Four Hundred Fourteen and 40/100 of April A. D. 19 45, with interest according to the tenor and effect of the one attached, of the said Leo F. King and Ruby bearing even dates with these presents; principal and interest pays Second. That the mortgagors shall keep the buildings on said real estate use and security of the mortgages, in a sum not less than their insurable value, Third. The mortgagors shall pay, when due, and before delinquent, all tax taxes, or promptly to effect such insurance, then the mortgage may do so; and created by this mortgage, or its priority, then this mortgage may do so; and created by this mortgage, or its priority, then this mortgage may do so; and created by this mortgage, or its priority, then this mortgage may do so; and created by this mortgage, or its priority, then the mortgage may do so; and created by this mortgage, or its priority, then the mortgage may do so; and A failure to comply with any one or more of the above conditions of this in the mortgagees option, cause the whole sums hereby secured to become due and Anathe mortgagors hereby pledge the rents, issues, and profits of said real authorize, agree, and consent that in case of any default as above mentioned, as said suit shall be instituted, or any judge thereof, shall, at the commencement of ton of the plaintiff, without any notice whatever, appoint a receiver to take p same to the payment of said debt under the order of the court; and this stipul property or any part thereof is used as a homestead, and without proof of any or This stipulation is hereby made binding on said mortgagors, their heirs, ad ing or leasing of said premises, while this mortgager remains unsatisfied, all ren	heirs, executors, or assigns, the sum of Certain promissory note With Coupon King able at the office of Ino. N. Partley, Attorney insured in some responsible company or companies, satisfactory to mortgagee, for the and deliver to the mortgagee the policies and renewal receipts. Sees which are, or become, a lien on said premises; if mortgagors fail either to pay such is should the mortgagee become involved in litigation, either in maintaining the security the mortgagee the payment and recovery of all money, costs, expenses, or advancement er; and all such amounts shall constitute a part of the debt hereby secured, to the same with eight per cent per annum interest thereon, from the date of such payments. mortgage, either wholly or in part, including the payment of interest when due shall, a d collectible forthwith without notice or demand. property for the payment of said principal sum, interest, attorney's fees, and costs, and nd the filing of a bill or petition for the foreclosure of this mortgage, the court in which of said action or at any stage during the pendency or progress of said cause, on applica possession of said property, and collect and receive said rents and profits and apply the lation for the appointment of a receiver shall apply and be in force whether or not said other grounds for the appointment of a receiver than the default aforesaid. diministrators, executors, grantees, lessees, tenants, and assigns, and in case of the rent at shall be paid by the tenant or lessee to the mortgage herein, or assigns, to apply or
First: That the mortgagors shall pay to the mortgagee or four Hundred Fourteen and 40/100 of April A. D. 19-45, with interest according to the tenor and effect of the one attached, of the said Leo F. King and Ruby bearing even dates with these presents; principal and interest pays Second. That the mortgagors shall keep the buildings on said real estate use and security of the mortgagee, in a sum not less than their insurable value, Third. The mortgagors shall pay, when due, and before delinquent, all tax taxes, or promptly to effect such insurance, then the mortgagee may do so; and created by this mortgage, or its priority, then this mortgage shall secure to the incurred or made necessary thereby, as also for taxes must make a fisure to comply with any one or more of the above conditions of this in the mortgagee's option, cause the whole sums hereby secured to become due and another mortgagors hereby pledge the rents, issues, and profits of said real authorize, agree, and consent that in case of any default as above mentioned, as said suit shall be instituted, or any judge thereof, shall, at the commencement of the plaintiff, without any notice whatever, appoint a receiver to take p same to the payment of said debt under the order of the court; and this stipul property or any part thereof is used as a homestead, and without proof of any or This stipulation is hereby made binding on said mortgagors, their heirs, ad ing or leasing of said premises, while this mortgage remains unsatisfied, all rensaid debt as aforesaid, and no payment made to any one other than said mortgage, and in the event a suit is lawfully commenced to foreclose this mortgage, suit and collected in the same manner.	heirs, executors, or assigns, the sum of (\$ 414.40) Dollars, on the 25th day .certain promissory note with coupons .king at Winterset, Ic at Winterset, Ic and deliver to the mortgagee the policies and renewal receipts. Les which are, or become, a lien on said premises; if mortgagors fail either to pay such as which are, or become, a lien on said premises; if mortgagors fail either to pay such as mortgagee the payment and recovery of all money, costs, expenses, or advancements are mortgagee the payment and recovery of all money, costs, expenses, or advancements are mortgage, either wholly or in part, including the payment of interest when due shall, a d collectible forthwith without notice or demand. property for the payment of said principal sum, interest, attorney's fees, and costs, and the filling of a bill or petition for the foreclosure of this mortgage, the court in which f said action or at any stage during the pendency or progress of said cause, on applica sossession of said property, and collect and receive said rents and profits and apply the lation for the appointment of a receiver shall apply and be in force whether or not said other grounds for the appointment of a receiver than the default aforesaid. Imministrators, executors, grantees, lessees, tenants, and assigns, and in case of the rent at shall be paid by the tenant or lessee to the mortgagee herein, or assigns, to apply or agee, or his assigns, shall constitute payment or discharge of said rental. mortgagee's reasonable attorney's fees are to be considered as a part of the costs of the
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Jno. N. Hartley
Notary Public in and for Madison County, Iowa.

paid in full, I hereby release and discharge the same of record, this day of Tebruse, 1941