

Mortgage Record, No. 89, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 21873

George W. Lents and wife,  
Dora D. Lents  
TO  
Lloyd E. Fort or Pearl Fort  
Filed for Record the 20 day of June 1940  
at 2:00 o'clock P. M.  
3537 Pearl E. Shetterly Recorder.  
By Deputy.  
Recording fee, \$ 1.50

THIS INDENTURE, Made and entered into this 15th day of April A. D. 1940  
by and between George W. Lents and wife, Dora D. Lents  
of the County of Madison and State of Iowa, party of the first part, Mortgagor, and  
Lloyd E. Fort or Pearl Fort  
of Des Moines, Iowa, party of the second part, Mortgagee.

WITNESSETH: That the said party of the first part for and in consideration of the sum of  
one hundred fifty-seven and 50/100 (\$157.50) DOLLARS  
paid by the said party of the second part, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said

second party, its heirs, successors and assigns forever, the following described real estate, situated in the County of Madison  
and State of Iowa, to-wit: The south half of the northeast quarter of the southwest quarter, and all  
that part of the southeast quarter of the southwest quarter lying north of the center of the  
channel of Cedar Creek, and the following described tract of land, to-wit: Commencing at a point 58  
rods and 40 feet south of the northwest corner of the west half of the southwest quarter and running  
thence south to the center of Cedar creek, thence following the meanderings of said Cedar Creek to a  
point, where it crosses the east line of said west half of the southwest quarter, thence north to a  
point 58 rods and 40 feet south of the northeast corner of said 80 acre tract, thence west to the place  
of beginning, all of said land being in section twenty-three (23) in township seventy-six (76) north,  
range twenty-seven (27) West of the 5th P.M., Madison county, Iowa, and containing in all 74.23 acres,  
more or less,

This mortgage is made subject to a first mortgage, in favor of the Prudential Insurance  
Company of America, of Newark, New Jersey, dated June 1, 1935, executed by Samuel L. Mc.  
Donald and wife, Maude McDonald, filed July 2, 1935, at 11:13 a.m., and recorded in Mortgage  
Record 86 at page 52, all of the records of Madison county, Iowa, given to secure the  
payment of the principal sum of \$1,750.00.

with all appurtenances thereto belonging and also all the rents, issues, use and profits of said land, including all crops matured and unmatured  
grown upon said land and income therefrom, from the date of this instrument until the debt secured hereby shall be paid in full.

To have and to hold the premises above described with all the appurtenances thereto belonging and all estate, title, dower, right of home-  
stead and claims whatsoever of said first party unto the said second party, its heirs, executors and assigns forever; the intention being to convey  
an absolute title in fee to said premises.

And the said first party does hereby covenant to and with the second party, its heirs, successors and assigns, that they are lawfully seized  
in fee of the premises aforesaid; that the said premises are free and clear of all encumbrances; and that they will forever warrant and defend the  
title thereto against the lawful claims of all persons whomsoever.

Provided, however, that if the first party shall pay or cause to be paid to the second party, its heirs, successors or assigns the sum of  
one hundred fifty-seven and 50/100 (\$157.50) DOLLARS

on the 15th day of April A. D. 1941, at Des Moines, Iowa

with interest according to the tenor and effect of one promissory note of the said

George W. Lents and wife, Dora D. Lents,

of even date herewith, payable to Lloyd E. Fort or Pearl Fort

and all such sums of money as may be advanced by the party of the second part, its heirs, successors or assigns, and shall keep and perform all  
and singular the covenants and agreements herein contained for said first party to keep and perform then These Presents to Be Void, otherwise  
to remain in full force and effect.

First party for themselves and their heirs, executors, administrators, grantees and assigns hereby covenants and agrees with second party, its  
heirs, successors and assigns, as follows:

First. To pay or cause to be paid the principal sum and interest above specified, or as set out in the certain promissory note or notes hereinbefore referred to, together  
with all costs and expenses of collection, if any there shall be, and any costs, charges or attorney's fees incurred and paid by second party, its successors or assigns, in maintaining  
the priority of this mortgage, or in foreclosing the same or in defending any action affecting the title to said property.

Second. To pay all taxes, assessments and other charges which are now a lien or may hereafter be levied or assessed upon or against the said premises or any part thereof, or  
on this mortgage or the debt secured thereby before the same shall become delinquent.

Third. To keep the buildings erected thereon or at any time hereafter erected upon said property, insured against loss or damage by fire, lightning and tornado in a sum not  
less than two-thirds of their actual value, loss, if any, payable to second party, or its successors or assigns, such insurance to be obtained in a company satisfactory to second party;  
to pay the premium for such insurance when the policies are issued, and to deliver such policies and all renewals to second party.

Fourth. To keep all improvements, including fences, and all appurtenances thereto now upon or hereafter erected on the said premises in good condition and repair, and not to  
commit or permit waste of the premises hereby mortgaged, nor use or allow same to be used for any unlawful purpose.

Fifth. That should first party fail to pay said taxes, charges or assessments, or to effect and maintain said fire and tornado insurance or suffer waste or permit said premises  
to be used for any unlawful purpose, then the second party may pay such taxes, charges and assessments, may purchase insurance, may redeem from tax sale, may enjoin any waste  
or removal of improvements or use of said property for any unlawful purposes and any moneys so expended shall be repaid to second party, its successors or assigns, with interest  
at seven per cent per annum from the date of such payments, and all such expenditures shall be secured by this mortgage and shall be collectible as a part of and in the same  
manner as the principal sum hereby secured.

Sixth. And it is further agreed between the parties hereto that if default shall be made in payment of the debt secured by this mortgage, or any part thereof, either principal  
or interest, as the same matures or if first party allows the taxes or assessments or other charges on the said mortgaged property, or any part thereof, to become delinquent; or  
remove or suffer to be removed any buildings, fences, or other improvements therefrom; or fail to keep said buildings, fences and all other improvements that are now on said  
property, or that may hereafter at any time be placed thereon, in good repair, or fail to keep the buildings now erected, or hereafter to be erected on said property, insured against  
loss or damage by fire and lightning and tornado, payable as above provided; or fail to pay the insurance premiums when the contemplated policies are issued; or fail to deliver such  
policies, or any renewals thereof, to second party, or its assigns; or use or permit said property to be used for any unlawful purpose, or do any other act whereby the value of said  
property shall be diminished; or if any suit be brought by any person, affecting in any manner, the title of first party, or wherein a lien is claimed superior to this mortgage or  
affecting in any manner its validity, then upon the happening of any of said contingencies, at the option of second party, or its assigns, the whole indebtedness secured hereby shall  
without notice immediately become due and collectible; and the second party or its assigns may proceed at once, or at any time later, to foreclose this mortgage.

Seventh. It is further agreed that the rents, issues, and profits of said real estate are hereby pledged as security for payment of said debt, interest, attorney fees and costs, and  
that in case of foreclosure of this mortgage for any cause, the holder of same shall be entitled to have a receiver appointed to take possession of said property, real and personal,  
pending foreclosure, sale and redemption, and to collect the rents of said real estate and apply the net profits to the payment of said debt and interest and costs of the suit after  
deducting all the costs of such proceedings.

Eighth. It is further agreed and the party of the first part hereby expressly waives the privileges and rights which are afforded by the homestead statutes of the State of Iowa,  
especially agreeing that the said premises shall be liable for the debt hereby secured, and in case of the foreclosure of this mortgage for any cause, the premises hereinabove  
described may be offered for sale as one tract.

IN WITNESS WHEREOF, We have hereunto set our hands the day and year first above written.

George W. Lents

Dora D. Lents

STATE OF IOWA, MADISON COUNTY, SS.

On the 6th day of June A. D. 1940, before the undersigned, a Notary Public in and for Madison  
County, Iowa, came George W. Lents and wife, Dora D. Lents

to me personally known to be the identical persons whose name s are subscribed to the foregoing  
mortgage as makers 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.

Raymond H. Croft

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  
29 day of March 1941  
H. H. Croft  
Notary Public in and for Madison County, Iowa.

