

Mortgage Record No. 92, Madison County, Iowa

For Assignment of Annexed Mortgage See

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NOTARY PUBLIC IN AND FOR FOLK COUNTY, IOWA.

William B. Fritz, widower, et al
 To
 Metropolitan Life Insurance Company

#2861

Fee \$ 2.00 ✓

Filed for record the 2 day of
 May A.D. 1941 at 10:45 o'clock
 A.M.

Pearl E. Shetterly, Recorder

M O R T G A G E

(Iowa)

THIS INDENTURE, Made on the 19th day of March A.D. 1941, between William B. Fritz, widower;
 William A. Fritz and Louise Fritz, husband and wife; Gertrude A. Fritz, single; of Dallas
 County, Iowa; F. Evelyn Dennis and Floyd Dennis, wife and husband, of Boone County, Iowa;
 Della E. Couch, unmarried of Folk County, Iowa; and Clarence E. Fritz and Nellie Fritz, hus-
 band and wife, of the County of Los Angeles and State of California party of the first part,
 and METROPOLITAN LIFE INSURANCE COMPANY, a corporation of the State of New York, with its
 principal office located at 1 Madison Avenue, New York, N.Y., party of the second part,

Witnesseth, That the said first party, for the consideration of SIX THOUSAND AND NO/100
 Dollars, the receipt whereof is hereby acknowledged, does by these presents sell and convey
 unto the said second party and its assigns forever, the following-described real estate lying
 and being situated in the County of Madison and State of Iowa, to wit:

The Northwest Fractional Quarter (NW 1/4) of Section Five (5), Township Seventy-
 seven (77) North, Range Twenty-nine (29) West of the Fifth (5th) Principal Meridian,

and the party of the first part hereby grants, sell, and conveys unto the party of the second
 part, or its assigns, all of the rents, issues, uses, and profits of said land and the crops
 raised thereon from now until the debt secured shall be paid in full. To have and to hold
 the premises above described, with the appurtenances thereto belonging, unto the said second
 party and to its assigns forever. The said party of the first part hereby covenants that
 the above-described premises are free from any incumbrance; that they have full right and
 authority to convey the same; and they will warrant and defend the title against the claim
 of all persons whomsoever lawfully claiming the same; all right of homestead, contingent
 interest known as dower, or other right whatever, are hereby released and waived.

Provided, - always, and these presents are upon the express condition, that if the said
 mortgagors, jointly and severally, their heirs, executors, or administrators, shall pay or
 cause to be paid to the said second party or its assigns, the sum of SIX THOUSAND AND NO/100
 Dollars, in instalments, the final instalment due April 1, 1951, with interest thereon in
 lawful money of the United States, with exchange on the City of New York, which shall be legal
 tender for the payment of all debts and dues, public and private, at the time of payment,
 according to the tenor and effect of the Promissory Note, executed by said mortgagors as first
 herein named, bearing even date with these presents, and perform the agreements and covenants
 stipulated herein, then these presents to be void, otherwise to remain in full force. With
 the express understanding and agreement that any failure to pay any portion of the money secured
 hereby, or any portion of the interest thereon, when due and payable, or the suffering of said
 real estate or any portion thereof to be sold for taxes, shall at option of the owner of any
 portion of the moneys secured hereby, and without notice to the first party, thereupon render
 the whole debt secured due and collectible, and authorize suit to be brought for the collection
 thereof.

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Upon the passage of any law imposing the payment of the whole or any part of any taxes or assessments upon the second party or its assigns, the debt hereby secured shall, at the option of the second party, or its assigns, become immediately due and collectible.

It is hereby further agreed that if the first party shall fail to pay all taxes and assessments against the premises hereby conveyed before the same become delinquent or if the first party allows said premises to be sold for taxes or assessments the second party or its assigns, at its or their option, may pay such taxes or assessments or redeem from any tax sale of said premises at the expense of said first party, and first party agrees to repay all sums so paid with interest at 7 percent, and such sums so paid by second party, with interest at 7 percent, shall be secured by this Mortgage.

It is hereby further agreed that if said second party or its assigns become involved in litigation either in maintaining the security created by this Mortgage or in maintaining its priority said first party agrees to refund and repay all moneys, costs, and expenses paid out or incurred by reason thereof, with interest thereon at the rate of 7 percent per annum from the time said sums may have been respectively advanced, and also agrees to repay a reasonable sum to said second party or its assigns to defray its attorneys' fees incurred thereby, and such sums so paid, with interest at 7 percent, shall be secured by this Mortgage.

Party of the first part is to procure, keep in force, and deliver to said Mortgagee policies of insurance against loss by fire and tornado, in such amounts and insurance companies as said Mortgagee shall select, and as shall be at all times satisfactory to it, covering the buildings, which now are or may hereafter be erected on said premises, making the loss, if any, payable to said Mortgagee or its assigns, and every such contract of insurance effected by said parties of the first part or for their benefit, shall be primarily subject to appropriation by said Mortgagee for the payment of said indebtedness. Failure to so maintain such insurance shall authorize the second party or its assigns, at its or their option, to effect and maintain such insurance at the expense of said first party, and first party agrees to repay all sums so paid, with interest at 7 percent, and such sums so paid by second party, with interest at 7 percent, shall be secured by this Mortgage.

It is further agreed that in the event of a suit being brought for the foreclosure of this Mortgage there shall be assessed, as a part of the costs thereof, in favor of the plaintiff, the amount authorized by law therefor to defray plaintiff's attorneys' fee and also the cost of procuring an extension of the abstract of title to the premises herein described.

It is further agreed that in case of foreclosure of this Mortgage under any of its provisions, that on the filing of the petition for such foreclosure, or at any time during the pendency of such foreclosure action, a Receiver shall be appointed to take possession and charge of the mortgaged premises at once to rent and receive the rents, issues and profits therefrom and to have the net rents applied upon the indebtedness secured by this Mortgage, and said receivership shall continue until the time of redemption has expired. Said Receiver shall only be held accountable for the net rents collected.

The Mortgagor agrees to pay all expenses pertaining to the release of this Mortgage.

It is further agreed that this Mortgage and the Note and indebtedness secured hereby are made and executed under and are in all respects to be construed under the laws of the state of Iowa.

Plural or singular words used herein to designate the undersigned, the parties of the first part, shall be construed to refer to the maker or makers of this Mortgage, whether one or more persons, or a corporation; and all covenants and agreements herein made by the under-

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signed shall bind the heirs, personal representatives, successors, and assigns of the undersigned, and every option, right, and privilege herein reserved or secured to the Mortgagee, shall inure to the benefit of its successors and assigns.

In Witness Whereof said parties of the first part have hereunto set their hands and seals the day herein first written.

William B. Fritz (SEAL)
 William A. Fritz. (SEAL)
 Louise Fritz (SEAL)
 Gertrude A. Fritz (SEAL)

Calla E. Couch
 F. Evelyn Dennis
 Floyd Dennis
 Clarence E. Fritz
 Nellie Fritz

STATE OF IOWA, Dallas County)ss.

Be it Remembered, That on this 3rd day of April A.D. 1941 before the undersigned, a Notary Public in and for said County, personally appeared William B. Fritz, widower, and Gertrude A. Fritz, single, to me personally known to be the identical persons whose names are affixed to the foregoing Mortgage Deed as Grantors, and acknowledged the execution of said instrument to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

(Notarial Seal)

Scott Shifflett
 Notary Public, in and for said County.

STATE OF IOWA DALLAS COUNTY)SS.

BE IT REMEMBERED, That on this 3rd day of April, A.D. 1941, before the undersigned, a Notary Public in and for said County, personally appeared William A. Fritz and Louise Fritz, husband and wife, to me personally known to be the identical persons whose names are affixed to the foregoing Mortgage Deed as Grantors, and acknowledged the execution of said instrument to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

(Notarial Seal)

L. Verne Russell
 Notary Public in and for said County.

STATE OF IOWA Folk County)ss.

BE IT REMEMBERED, That on this 30th day of April, A.D. 1941, before the undersigned, a Notary Public in and for said County, personally appeared Calla E. Couch, unmarried, to me personally known to be the identical person whose name is affixed to the foregoing Mortgage Deed as Grantor, and acknowledged the execution of said instrument to be her voluntary act and deed.

Witness my hand and Notarial seal the day and year last above written.

(Notarial Seal)

C. J. Stephens
 Notary Public in and for said County.

STATE OF IOWA Boone County)ss.

BE IT REMEMBERED, That on this 3rd day of April, A.D. 1941, before the undersigned, a Notary Public in and for said County, personally appeared F. Evelyn Dennis and Floyd Dennis, wife and husband, to me personally known to be the identical persons whose names are affixed to the foregoing Mortgage Deed as Grantors, and acknowledged the execution of said instrument to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

(Notarial Seal)

Warren F. Otis
 Notary Public in and for said County.

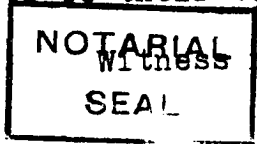
STATE OF IOWA DALLAS COUNTY)SS.

BE IT REMEMBERED, That on this 3rd day of April, A.D. 1941, before the undersigned, a Notary Public in and for said County, personally appeared Clarence E. Fritz and Nellie Fritz, husband and wife, to me personally known to be the identical persons whose names are affixed to the foregoing Mortgage Deed as Grantors, and acknowledged the execution of said instrument

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to be their voluntary act and deed.



Witness my hand and notarial seal the day and year last above written.

Scott Shifflett
Notary Public in and for said County.