

Mortgage Record No. 92, Madison County, Iowa

Cora Gay Dunmire & husband

#4446

Filed for record the 8 day of
August A.D.1941 at 10:51 o'clock
A.M.To
Ernestine Dunmire

Fee \$.80 ✓

Pearl E. Shetterly, Recorder

M O R T G A G E

For the consideration of One Thousand & no/100 DOLLARS Cora Gay Dunmire and James W. Dunmire wife and husband of Jasper County, State of Iowa, first party, hereby convey to Ernestine Dunmire of Jasper County, Iowa, second party, the following described real estate situated in Madison County, Iowa, described as follows, to-wit:

The South Half of the North Half of the North West Quarter; and the
North Half of the South Half of the North West Quarter, of Section
8, Township 76 North, Range 29 West 5" P.M. Ia.

This mortgage is junior and inferior to a mortgage now of record in the
principal sum of \$650.00

All rights of homestead, dower, or distributive share or other right whatsoever, are released and conveyed. The said first party hereby WARRANTS the title against all persons whomsoever; conditioned, however, if the said Cora Gay Dunmire and James W. Dunmire shall pay the said Ernestine Dunmire her representatives, or assigns, the sum of One Thousand & no/100 DOLLARS on the 1st day of January A.D.1943. with interest thereon from date at the rate of four per cent per annum, payable semi-annually, according to the tenor of one principal promisory note with out interest coupons attached of even date herewith, with 7 per cent interest thereon after maturity, principal and interest payable at Newton, Iowa and shall perform all the agreements of this mortgage, then these presents to be void, otherwise in full force.

SAID FIRST PARTY shall not suffer waste, shall pay all taxes and assessments upon said property before delinquent; also all personal taxes, shall keep buildings thereon insured to the satisfaction of said second party for at least full value Dollars, assigning and delivering all policies and renewal receipts to second party, if demanded; and shall pay, in and expense of continuation of abstract, and all expenses and attorney's fees in case of suit, all reasonable costs and attorney's fees/incurred by said second party or assigns by reason of litigation with third parties to protect the lien of this mortgage.

A FAILURE to comply with any of the agreements hereof shall cause the whole debt at once to become due and collectable, at the option of the second party without notice, and

2. Herbert J. Beeson
For Assignment of Annexed Mortgage See
Mortgage Record 94 Page 421

Partial
For Release of Annexed Mortgage See
Mortgage Record 96 Page 434

Mortgage Record 102 Page 451

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LE FESURE CORPORATION, CEDAR RAPIDS, IOWA 177618-A

said second party or assigns may take immediate possession of said land and account for the net profit only, and said second party or assigns shall be entitled to have a receiver appointed to take immediate possession of said land, and to have the net profits thereof applied on said indebtedness until the same shall have been fully paid. Said taking possession shall in no way retard collection or foreclosure.

ALL MONEY paid by second party or assigns for insurance or taxes shall bear interest at the rate of eight per cent per annum, payable annually, and be a lien on said land under this mortgage. Dated this 29" day of November 1940.

STATE OF IOWA, JASPER COUNTY,ss:

Cora Gay Dunmire
James W. Dunmire

On this 2" day of December A.D., 1940, before the undersigned Frank L. Drake a Notary Public in and for Jasper County, personally appeared Cora Gay Dunmire and James W. Dunmire to me personally known to be the identical persons named in and who executed the foregoing mortgage and whose names affixed thereto as grantors and acknowledge that they executed the same as their voluntary act and deed.

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

Frank L. Drake.
Notary Public in and for Jasper County
Filed for record the 9 day of August
A. D. 1941 at 9:30 o'clock A. M.

J. E. Hamilton #4464