

Mortgage Record No. 92, Madison County, Iowa

Iowa

Max Eugene Dodd & wife  
To  
Advertising Novelty Company

#5023  
Fee \$.80 ✓  
M O R T G A G E

Filed for record the 11 day of  
September A.D.1941 at 8:00 o'clock  
A.M.  
Pearl E. Shetterly, Recorder

For the consideration of Nine Hundred and Fifty and no/100 DOLLARS Max Eugene Dodd and  
Maxine Mattie Dodd, husband and wife, of Madison County, State of Iowa, first party, hereby  
convey to Advertising Novelty Company, a corporation with its principal place of business at  
Newton, Iowa, second party, the following described real estate situated in Madison County,  
Iowa, described as follows, to-wit:

Lot Six, Block Two, Laughridge & Cassidy Addition, Winterset, Iowa,

All rights of homestead, dower, or distributive share or other right whatsoever, are

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LE FEBURE CORPORATION, CEDAR RAPIDS, IOWA 177815-A

released and conveyed. The said first party hereby WARRANTS the title against all persons whomsoever; conditioned, however, if the said first parties shall pay the said Advertising Novelty Company, its representatives, or assigns, the sum of Nine Hundred Fifty and no/100 DOLLARS on the 11th day of August, A.D.1943 with interest thereon from date at the rate of six per cent per annum, payable semi-annually, according to the tenor of one principal promisory note with no interest coupons attached of even date herewith, with seven 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 One Thousand Dollars, assigning and delivering all policies and renewal receipts to second party, if demanded; and shall pay, in case of suit, all reasonable costs and attorney's fees and expense of continuation of abstract, and all expenses 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 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 11th day of August, 1941

Max Eugene Dodd  
Maxine Mattie Dodd

STATE OF IOWA, JASPER COUNTY,SS:

On this 11th day of August A.D., 1941, before the undersigned, J.N.Diehl a Notary Public in and for Jasper County, personally appeared Max Eugene Dodd and Maxine Mattie Dodd, husband and wife to me personally known to be the identical persons named in and who executed the foregoing mortgage and whose names are affixed thereto as grantors and acknowledge that they executed the same as their voluntary act and deed.

**NOTARIAL** my hand and notarial seal, the day and year last above written.  
**SEAL**

J.N.Diehl  
Notary Public in and for Jasper County

Witness my hand and notarial seal the 11 day of September