

Mortgage Record No. 94, Madison County, Iowa

My commission expires July 4th, 1942.

Chester A. Rogers & wife

#1283

Fee \$1.60

Filed for record the 12 day of
March A.D. 1942 at 8:30 o'clock
A.M.,
Pearl E. Shetterly, Recorder

To
The Union Central Life
Insurance Company

MORTGAGE

IN CONSIDERATION of One Thousand Two Hundred Fifty-nine and 68/100 (\$1,259.68)
DOLLARS, Chester A. Rogers and Geneva Rogers, husband and wife, of Madison County, State
of Iowa, party of the first part, hereby convey to The Union Central Life Insurance
Company, a corporation of Cincinnati, Ohio, party of the second part, the following real
estate situate in Madison County, Iowa, described as follows, to wit:

The North Fractional Half of the Southwest Quarter, and the Southeast
Quarter of the Southwest Quarter of Section Seven (7), in Township
Seventy-four (74) North, Range Twenty-seven (27) West of the 5th
P.M., containing 124.63 acres, more or less, and being the same real
estate conveyed to The Union Central Life Insurance Company by deed
dated May 15, 1928, and recorded in Book 57, Page 568 of the Deed Records
of Madison County, Iowa. Excepting from the above described real estate
the oil, gas and mineral rights as reserved in the deed dated January
20, 1942, from The Union Central Life Insurance Company to the grantors herein.

And the party of the first part does hereby sell and convey to the party of the
second part, or to the holder of this mortgage and the debt secured hereby, all of the
rents, issues, use and profits, and the crops raised on the foregoing described real
estate, from now until the debt secured by this mortgage shall be paid in full.

The said party of the first part hereby warrant the title against all persons whom-
soever. To be void upon condition that said party of the first part pay said party of the
second part, its successors or assigns, all money advanced under this mortgage and the
certain promissory note of which the following is a copy:

\$1,259.68

Winterset, Iowa,

January 20, 1942.

For value received, I promise to pay to the order of

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For Release of Annexed Mortgage See

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THE UNION CENTRAL LIFE INSURANCE COMPANY OF CINCINNATI, OHIO, the sum of One Thousand Two Hundred Fifty-nine and 68/100 (\$1,259.68) DOLLARS at the Home Office of said Company in Cincinnati, Ohio, with interest at the rate of 3 per centum per annum from March 1, 1942, payable in installments of principal and interest as follows: \$85.32 on the 1st day of March, 1943, and \$85.32 on the same day in each of the succeeding years thereafter up to and including March 1, 1955; and the balance of principal plus interest thereon is due and payable March 1, 1956.

Each installment shall be applied first in payment of interest accrued on the unpaid balance of the principal and then on the principal sum.

This note evidences a balance of purchase money and is secured by a mortgage or deed of trust of even date. Each installment contains a part of the principal and ^{the} interest to its maturity date on the part of the principal not included in the preceeding installments. In the event of default in the payment of any installment of this note or interest thereon, or default in the payment of taxes or water, ditch or other assessments upon the premises described in said mortgage or deed of trust, or default in the payment of fire, lightning or windstorm insurance premiums, or a breach of any of the other covenants contained in said mortgage or deed of trust, the holder of this note may, at its option, without notice, declare the principal in each unpaid installment and the interest accrued thereon immediately due and payable, and may proceed by foreclosure or by sale under the power contained in said mortgage or deed of trust to enforce the collection thereof.

In case this note is placed in the hands of an attorney for collection, I agree to pay all costs of collection and a reasonable attorney's fee, if permitted by law.

Installments not paid when due shall bear 6 per cent interest per annum after maturity, until paid.

The right is reserved to pay any amount at any time and stop interest on that part that is applied on principal, provided all prior installments have been paid, but such prepayments shall not relieve from continuing consecutive payments in amounts as herein provided. This note is to be construed by the laws of Iowa. Any check, draft or money order remitted in settlement of this note, or any part thereof, may be handled for collection in accordance with the practice of the collecting bank or banks, and shall not be deemed payment until the money is actually received by the Company.

Address.....
No.

Chester A. Rogers
Geneva Rogers

as well as any and all renewals or extensions of said note or of said indebtedness, or of any part thereof, however evidenced, with interest on such renewals, extensions or indebtedness, at such rate of lawful interest as may be agreed upon and any notes given for interest covering any renewals or extensions of said note or indebtedness, with interest thereon from maturity of the same (which renewals or extensions of the note or debt, or any part thereof, hereby secured, or any change in the terms of or rate of interest payable on same, shall not impair in any manner the validity of, or priority of this mortgage).

The right is hereby given by the party of the first part and reserved by the party of the second part, its successors or assigns, to make partial release or releases of the security hereunder, agreeable to the party of the second part, without notice to or the consent, approval, or agreement of other parties in interest, which partial release or releases shall not impair in any manner the validity of, or the priority of this mortgage on the security remaining.

Said party of the first part shall keep said real estate and all buildings and other improvements thereon in as good condition and repair as of this date and shall not commit or suffer waste; shall pay all taxes, charges and assessments upon said real estate or on this mortgage or on the debt secured hereby laid or assessed in Iowa, when due, also personal taxes and shall deliver to said party of the second part receipts of the proper officers for the payment thereof; shall keep the buildings now on or hereafter erected on

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said real estate insured at the option and to the satisfaction of said party of the second part, delivering all policies and renewals thereof to said party of the second part, and hereby assigns and transfers to said party of the second part all right and interest in all policies of insurance carried or to be carried on said real estate; and upon satisfaction of this mortgage will accept from the party of the second part a duly executed release of the same have it recorded and pay the cost of recording; and shall pay, in case of suit, all reasonable attorney's fees and expenses of continuation of abstract, and all expenses and attorney's fees incurred by said party of the second part or assigns by reason of litigations with third parties to protect the lien of this mortgage or if any note secured hereby is placed in the hands of an attorney for collection and be collected without suit.

In case of failure to pay the taxes, liens, assessments, charges, costs and attorney's fees as aforesaid, or to effect said insurance, the party of the second part may pay said taxes, liens, assessments, charges, costs and attorney's fees and effect such insurance, and the amounts so paid shall be due and payable, at the option of the party of the second part, with interest at the rate of six per centum per annum, and such amounts shall be secured hereby.

A failure to comply with any one of the agreements hereof shall cause the whole debt to become due and collectible, if said party of the second part or assigns so elect, and no demand for fulfillment of broken conditions or notice of election to consider the debt due shall be necessary previous to commencement of suit to collect the debt hereby secured, or any part thereof, or to foreclose this mortgage, and said party of the second part or assigns may take immediate possession of said land and of the crops matured or growing thereon and account for the net profits only.

In the event of the foreclosure of this mortgage for any reason, said party of the second part shall be entitled to take immediate possession of said real estate, and the Court, or any Judge thereof, upon application therefor, shall appoint a receiver for said real estate and said crops. Said taking possession shall in no way retard collection or foreclosure.

Dated this 20th day of January 1942.

Chester A. Rogers
Chester A. Rogers
Geneva Rogers
Geneva Rogers

STATE OF IOWA, County of Madison)ss.

On this 12th day of March A.D. 1942 before me, Arthur L. Janss, a notary public in and for Madison County, State of Iowa, personally appeared Chester A. Rogers and Geneva Rogers, husband and wife, to me personally known to be the identical persons named in and who executed the foregoing mortgage, and acknowledged that they executed the same as their voluntary act and deed.

WITNESS my hand and Notarial Seal, by me affixed the day and year last above written.

Arthur L. Janss
Notary Public in and for said County and State.