

Mortgage Record No. 94, Madison County, Iowa

Winterset Madisionian, B-1912

Notary Public in and for said County.
Carroll F. Leeper & wife #1985 Filed for record the 21 day of
To Equitable Life Insurance Co. of Iowa Fee \$.90 April A.D. 1942 at 11:15 o'clock
A.M.
Pearl E. Shetterly, Recorder

EXTENSION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, That Carroll F. Leeper and Elma S. Leeper, Husband and Wife, the owners of certain real estate situated in Madison County, in the State of Iowa described in a certain mortgage, dated January 25, 1938, given by Jesse Leeper and Lyda Leeper, Husband and Wife, to Equitable Life Insurance Company of Iowa, of Des Moines, Iowa, and duly recorded in the office of the Recorder of Deeds of said County, in Book 88 of Mortgages, on Page 314, made to secure one note therein described for the aggregate principal sum of \$9,300.00, of which the sum of \$8,900.00 now remains unpaid, in consideration of the extension of the time of payment of said note hereby covenant and agree with the said Equitable Life Insurance Company of Iowa, and its successors and assings, that the time of payment of the principal sum remaining due upon said note is hereby extended to be paid as follows:

\$100.00 on February 1, 1943	100.00 on February 1, 1948
100.00 on February 1, 1944	100.00 on February 1, 1949
100.00 on February 1, 1945	100.00 on February 1, 1950
100.00 on February 1, 1946	100.00 on February 1, 1951
100.00 on February 1, 1947	8,000.00 on February 1, 1952

and that they will pay the said indebtedness as above specified, and will pay interest on the unpaid principal, as the same shall accrue, to be computed from February 1, 1942, at the rate of $4\frac{1}{2}$ per cent per annum, payable annually on the first day of February in each year beginning on the first day of February, 1942, with interest after maturity on the principal at the rate of seven per cent per annum, payable semi-annually; and likewise, with interest on unpaid interest after the due date thereof at the rate of seven per cent per annum, payable semi-annually.

It is understood and agreed that on any interest pay date \$100.00 or any multiple thereof may be paid on the principal, except that prior to February 1, 1947, the principal payments made during any one loan year shall not exceed 20 per cent of the original principal. That all the conditions and covenants of said note and mortgage not modified by this extension shall remain in full force and effect.

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All right of dower and homestead in said premises is hereby expressly waived.

That in case of failure to comply with any one of the conditions or covenants hereof, or of said note and mortgage, not inconsistent with this extension, the whole debt shall at once become due and collectible without notice, at the option of the owner of said note and mortgage.

And we hereby covenant and warrant that said mortgage is a first lien on said premises therein described, and that it shall continue and remain as security for the payment of said principal and interest remaining unpaid on said note and mortgage.

And in consideration of the extension of time for the payment of said note and mortgage, as herein provided, we consent, agree and bind ourselves to keep and perform all the conditions herein and of said note and mortgage except as modified by this extension. Also we hereby convey unto the EQUITABLE LIFE INSURANCE COMPANY OF IOWA of Des Moines, Iowa, all the rents, issues, uses, profits and income from the real estate described in the mortgage heretofore referred to, and all crops raised thereon from the date of this instrument until the debt described herein shall be paid in full, as additional security for the payment of the mortgage debt aforesaid.

WITNESS our hands and seals this 27th day of March, A.D.1942.

Carroll F. Leeper (SEAL)

Elma S. Leeper (SEAL)

STATE OF IOWA COUNTY OF MADISON)ss.

I, Ralph B. Hunter, a Notary Public in and for Madison County, State of Iowa do hereby certify that on the 16th day of April, 1942, before me personally appeared Carroll F. Leeper and Elma S. Leeper, Husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and delivered the same as their free and voluntary act and deed for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal at Earlham, Iowa the day and year last above written.

NOTARIAL
SEAL

Ralph B. Hunter
Notary Public in and for Madison County,
State of Iowa

My commission expires on the 4th day of July, 1942

Wm. A. Burris
Mortgage Sec

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