

Mortgage Record No. 92, Madison County, Iowa

NOTARIAL PUBLIC, MADISON COUNTY, IOWA 177618-A

NOTARIAL PUBLIC, MADISON COUNTY, IOWA 177618-A
 WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day
 and year first above written.

William P. Scott & wife

#212

To

Fee \$2.90

Walter V. Ralston

Dorothy D. Longenecker Notary Public
 in and for Madison County, State of Iowa.

Filed for record the 16 day of January
 A.D. 1942 at 9:30 o'clock A.M.

Pearl E. Shetterly, Recorder

EXTENSION AGREEMENT
 (AMORTIZED)

WHEREAS, Walter V. Ralston, of Creston, Iowa, herein styled "Mortgagee," holds a promissory note made by M. A. Scott and W. P. Scott for the sum of \$1,200, dated September 18, 1922, payable to the order of Aetna Life Insurance Company at its office in Hartford, Connecticut, on July 1, 1928, and secured by a mortgage of even date therewith, recorded in Book 47, Page 279, Mortgage Records of Madison County, Iowa reference being expressly made to the said record of said mortgage for a more particular description of said mortgaged premises; and said note and mortgage having been assigned to D. D. Neal by instrument recorded in Book 90, Page 87, Mortgage records of Madison County, Iowa, and in turn assigned to Walter V. Ralston by instrument recorded in Book 90, Page 106, Mortgage Records of Madison County, Iowa; and, date of maturity having been heretofore extended to July 1, 1941; and

WHEREAS, William P. Scott and Mary A. Scott, husband and wife, herein styled "First Parties," have made application for an extension of time of payment of the mortgage indebtedness, as evidenced by said promissory note, and in consideration of the granting of such extension of time of payment, First Parties, and each of them, do hereby expressly covenant and agree with Mortgagee as follows:

(1) First Parties, jointly and severally, promise to pay the balance unpaid on said promissory note, to-wit, Nine hundred fifty and no/100 DOLLARS (\$950.00), with interest at five per cent per annum from July 1, 1941, on the balance remaining from time to time unpaid, without any relief whatever from valuation or appraisement laws and with attorney's fees, in installments as follows: \$40.00 on the 1st day of January, 1942, \$40.00 on the 1st day of each succeeding July and January to and including January 1st, 1946, and the entire balance in full, with all accrued interest, on July 1st, 1946, which said payments shall be first applied to interest then due and the remainder to principal, and First Parties will also pay interest ~~of \$40.00~~ on each such installment, after maturity, at the rate of seven per cent per annum. All payments to be made in legal tender of the United States of America at the office of mortgagee in Creston, Iowa, or at such other place as mortgagee may designate in writing.

(2) First Parties covenant and agree that they have a good indefeasible estate in fee simple in said mortgaged premises, that the same are free from all encumbrances and that there are no outstanding tax liens thereon or unredeemed tax sales thereon, or tax sale certificates unredeemed and outstanding thereon, and that no rights are outstanding under any mechanic's lien affecting said premises.

(3) First Parties will perform all of the obligations, conditions and agreements in said mortgage to be performed by the mortgagor, except as they may be modified by the provisions hereof, which are to govern in all cases.

(4) First Parties will pay before overdue all taxes, charges or assessments levied by any public authority of the state where the mortgaged land lies, or any subdivision thereof, or of the United States, upon the mortgaged premises or any part thereof, or upon the mortgagee's interest therein, or upon said mortgage debt or other sums herein mentioned, to whomsoever assessed, except where First Parties are prohibited by Statute from so doing.

(5) First Parties will keep the buildings now on said land, and which may be placed

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thereon, insured for their full insurable value against loss by fire, lightning, wind and tornado in insurance companies approved by Mortgagee, or assigns, with standard form of mortgage clause without contribution attached in favor of Mortgagee, and will pay the premiums thereon. The policies to be delivered to and held by Mortgagee, and renewals thereof, together with receipts, to be delivered to Mortgagee prior to expiration of original policies.

(6) First Parties authorize Mortgagee, or assigns, at its choice, to collect, adjust and compromise any losses under any insurance policies on said property, and after deducting costs of collection to apply the proceeds, at its election, either (1) as a credit upon the mortgage debt, interest or repayment of any amount advanced by Mortgagee under mortgage; or (2) to restoring the improvements; or (3) to deliver the same to owner of said property.

(7) First Parties authorize Mortgagee, or assigns, at its election, to collect all sums that may become due under any mineral lease, rental contract or easement covering said land, and when collected to apply the same, at its election, as above in Paragraph (6), and the lessee, grantee or assignee is hereby directed to pay such revenues and benefits to Mortgagee or assigns.

(8) First Parties will maintain the cultivated land in good state of cultivation and prevent noxious weeds from spreading on said land, and will, by adequate terracing and draining, fully protect said land from deterioration. First Parties will permit no waste, cut no timber except for the actual need of the occupants of said property, sell no timber, gravel, oil, gas or other minerals therefrom without the written consent of Mortgagee, and will neither commit nor suffer any act which may impair the value of said property, and will maintain the buildings now on or which may be placed thereon in good state of repair.

(9) The mortgagee and its assigns shall have the right of control of all farming operations on the mortgaged premises. This right may be exercised in case the First Parties impair any part of the security through destructive or neglectful operation or management, as itemized in paragraph 8, or in case of default under this mortgage or the note secured thereby. It is expressly agreed that the First Parties in following any such directions of the mortgagee shall not be relieved from any of the obligations to pay any sums of money secured by this mortgage, or from the performance of any of the other requirements of this mortgage.

(10) Any part of the security described in said mortgage may be released by the record owner of said note or notes without affecting the lien thereof on the remainder; and the security thereof shall not affect or be affected by any other security taken for the same indebtedness, or any part thereof, and the taking of additional security or the further extension of time of payment of said indebtedness, or any part thereof, shall, at no time, release or impair the security thereof or the liability of any maker, endorser, surety or security.

(11) Mortgagee shall have the power, at its election, to do any of the things which First Parties herein obligate themselves to do and perform, if First Parties shall fail to perform such things, and the amount paid or advanced by Mortgagee shall be a charge against First Parties and shall constitute a lien on said premises and be secured by said mortgage, and shall be payable with interest at the highest contract rate permitted by law in the state where the mortgaged land lies, from the date of such payment, and Mortgagee shall be subrogated to all the rights and equities and liens discharged by the amount expended hereunder. When any delinquency or default exists under the terms of the mortgage, the notes secured thereby, or this extension agreement, then, the Mortgagee shall have the right to pay any and all taxes and assessments, against said land, without being required to wait until interest, cost or penalty attaches thereto, and such sum so paid shall draw interest, at the highest contract

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rate permitted by law in the state where the mortgaged land lies from the date of such payment and shall be secured by the lien of said mortgage.

(12) And will not grant any easement on said land without the joinder therein of the note owner, nor rent said land for a longer period than one year without the written consent of the note owner, and if rented for cash, rental payable in advance, such rental shall, at the option of the note owner, be paid to it to be applied on the indebtedness secured by said mortgage.

(13) If said indebtedness is collected through legal proceedings, then there shall be added as part of the debt secured by said mortgage the expense of procuring documentary evidence and abstract of title. If an action is brought to foreclose said mortgage, or if mortgagee is made or becomes a party to any suit by reason of said mortgage or if said mortgage shall be placed in the hands of an attorney, or be established or allowed in any court, First Parties shall pay a reasonable attorney's fee, and said fee shall be immediately due and on demand paid by First Parties to mortgagee and said fee shall be further lien upon said premises and secured by said mortgage, and may be taxed as costs in said suit.

(14) First Parties agree that in case of default in the performance of any covenant or agreement herein made or contained, Mortgagee, or assigns, either before or after the commencement of an action to foreclose said mortgage, shall be entitled to the immediate possession of said mortgaged premises and of all crops growing or stored thereon, and shall be entitled to the appointment of a receiver by the court or a judge thereof to take possession of said premises and the crops growing or stored thereon, and to dispose of same and collect the rents and profits accruing from said premises and apply the net proceeds thereof on said indebtedness, and to rent said premises, and such right shall in no event be barred, forfeited or retarded by reason of a judgment, decree or sale in such foreclosure, and the right to take such possession and to have such receiver appointed shall exist regardless of the fact of solvency or insolvency of First Parties or any parties liable for the payment of said debt, and regardless of the value of said mortgaged premises or the sufficiency of the security for the payment of said debt, and such rights shall continue during the statutory period for redemption, provided said indebtedness is not sooner paid in full.

(15) First Parties agree that if any of the mortgaged premises or any easement therein is taken by virtue of the law of eminent domain, First Parties will promptly notify Mortgagee, or assigns, of the institution of such proceedings and of any attempted purchase, or of the appropriation of said property or any easement therein by any public authority or person or corporation having the right of eminent domain, and agree and direct that all condemnation or purchase money which may be agreed upon or found due shall be paid to Mortgagee, or assigns, and be credited upon said indebtedness. First Parties also agree to notify Mortgagee or assigns of any proceedings instituted for the establishment of any ditch or drainage district comprising any part of said mortgaged premises.

(16) First Parties agree that if remittance in payment of principal or interest of the said indebtedness be made by check or draft, it shall be subject to the condition that such check or draft may be handled for collection in accordance with the practice of the collecting bank or banks, and that any receipt issued therefor shall be void unless the amount due is actually received by the Mortgagee.

(17) Notwithstanding any indulgence or extension by Mortgagee in case of default or breach in any provision in said mortgage, the mortgage notes, or in this extension agreement contained, the Mortgagee may at its election, declare the entire indebtedness due and foreclose said mortgage in case of any subsequent default or breach of any promise, stipulation or covenant

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contained in said mortgage, the notes secured thereby or in this extension agreement.

IN CONSIDERATION OF THE FOREGOING and of the agreements of First Parties, and subject to all the conditions and provisions in said mortgage and in this instrument contained, or as modified by this instrument, Walter V. Ralston hereby agrees to and does extend the time of payment of the said balance of principal of the aforesaid promissory note to the time or date or dates hereinbefore specified in Paragraph (1) of the agreements of First Parties.

IT IS FURTHER AGREED that should there be at any time any failure or default in the performance of any of the covenants or agreements contained in said mortgage or in this extension agreement to be kept and performed by First Parties, or if any part of said indebtedness, payment of which is secured by said mortgage, principal or interest is not paid when due, or should any default occur in the payment of any installment of principal or interest on any junior lien on said mortgaged premises, or should said premises come into possession or control of any Court prior to the payments of the indebtedness secured by said mortgage, the said entire indebtedness shall thereupon become due and payable, at the election of Mortgagee made at any time after such default without notice and as of the date of such default; and the Mortgagee is authorized to take immediate possession of said mortgaged premises and of all crops growing or stored thereon, and to proceed under all other rights and remedies as provided by law, and said Mortgagee or assigns may proceed at once or at any time to foreclose said mortgage.

IT IS FURTHER EXPRESSLY AGREED that First Parties in further consideration of the granting of such extension of time of payment of said indebtedness, and to further secure the payment of said note and the interest to accrue thereon during such period of extension, do hereby sell and convey said Mortgagee all of the rents, issues, uses, profits and income of the real estate above referred to and covered by said mortgage, and the crops raised thereon from the date of this instrument until the debt secured by said mortgage shall be paid in full.

IT IS FURTHER UNDERSTOOD AND AGREED that the joining in and execution of this Extension Agreement by the spouse of the holder of the title to the mortgaged premises and the agreement of such spouse to pay the said indebtedness and the interest thereon, and to perform the agreements and conditions in said mortgage and in this instrument contained, are material considerations for the execution of this agreement by Mortgagee without which such extension of time of payment would not have been granted.

If any provision of this agreement is held to be void, it shall not affect the validity of any other provision herein. And First Parties waive any relief under any valuation, stay or appraisal laws now existing or which may be hereafter enacted.

All of the agreements, covenants, provisions and conditions in said mortgage and in this instrument contained shall run with the land and be binding upon the heirs, executors, administrators and assigns of First Parties, and shall inure to the benefit of Mortgagee, its successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 10th day of January, A.D., 1942.

Walter V. Ralston Second Party
William P. Scott
Mary A. Scott
First Parties

STATE OF Iowa COUNTY OF Madison)ss.

I, Arthur Purvis, a Notary Public in and for the County and State aforesaid, do hereby certify that William P. Scott & Mary A. Scott personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free

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and voluntary act, for the uses and purposes therein set forth, including the release and ~~waiver of the~~ right of homestead.

Given under my hand and notarial seal this 10 day of Jan A.D., 1942.

Arthur Purvis Notary Public

My Commission Expires July 4, 1942.
Robert Leon Jones

4210

State of Maine, County of
Hallowell, ss. I, John A.
being duly sworn, depose
that the signed, sealed and
for the water and power
the right of navigation
of said river, a. b. c.
My Commission expires,
this 1st day of June, 1881.
(Signed Seal)