

Mortgage Record No. 94, Madison County, Iowa

Interest Madissonian, B-1912

John F. Monaghan, et al

To
THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA

#4050
Fee \$2.40

IOWA MORTGAGE

Filed for record the 2 day of
November A.D. 1942 at 2:10 o'clock
P.M.
Pearl E. Shetterly, Recorder

For Release of Amended Mortgage See
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THIS MORTGAGE, made the 13th day of October, A.D. 1942, Between John F. Monaghan, single, William J. Monaghan, single, and J. P. Monaghan, Guardian of Mary Joan Monaghan, minor, John F. Monaghan and William J. Monaghan, of the County of Madison, and State of Iowa, parties of the first part, and THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, of Newark, New Jersey, party of the second part, Witnesseth, That whereas the said parties of the first part are justly indebted to the said THE PRUDENTIAL INSURANCE COMPANY OF AMERICA for money borrowed in the sum of Four Thousand (\$4,000.00) DOLLARS, to secure the payment of which they have executed one (1) promissory note, of even date herewith, for said sum payable on the 1st day of November, A.D. 1952, which note bears interest at the rate therein set forth, from November 1, 1942, payable annually.

Said note is executed by the said parties of the first part and bears interest after

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maturity at the rate of seven (7) per cent. per annum, payable annually, until paid, together with attorney's fees, and is made payable to the order of said THE PRUDENTIAL INSURANCE COMPANY OF AMERICA at its office in Newark, New Jersey, in lawful money of the United States of America.

Now, therefore, this Indenture Witnesseth: That the said parties of the first part, in consideration of the premises, and for the purpose of securing the payment of the money aforesaid and interest thereon, according to the tenor and effect of the said promissory note above mentioned, and also to secure the faithful performance of all the covenants, conditions, stipulations and agreements herein contained, do by these presents, grant, bargain, sell, convey and confirm unto the said party of the second part, its successors or assigns, forever, all the following described lands and premises, situated and being in the Township of Douglas County of Madison, and State of Iowa, to wit:

The East Half of the Southeast Quarter ($E\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28), West of the Fifth Principal Meridian,

Containing 80 acres.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and all the estate, right, title, interest, dower and right of dower, including all rights of Homestead, of the said parties of the first part, and also all the rents, issues, use and profit of said land ^{and} the crops raised thereon, if any, from the date of this instrument until the debt secured hereby shall be paid in full, to have and to hold forever, unto the party of the second part, its successors and assigns.

And the said parties of the first part for themselves and for their heirs, executors and administrators, do hereby covenant that they are legally seized of the premises above conveyed in fee simple, and that they have good right and lawful authority to sell and convey the same, and that the same are free and clear from all liens and incumbrances of whatsoever kind and nature, and that they will warrant and defend the same against the lawful claims of all persons whomsoever.

Provided always, and these presents are upon the following express conditions, to wit: That the said parties of the first part shall well and truly pay the said note and the interest promptly as they become due, and shall pay all taxes and assessments against said premises when they become due; and that when any taxes or assessments shall be made upon said loan, or upon said party of the second part or assigns, on account of said loan, either by the State of Iowa or by the county, city or town wherein said land is situated, the parties of the first part will pay such taxes or assessments when the same become due and payable; and that they will keep the buildings upon the above described real estate insured in such forms of insurance as may be required by the party of the second part, in some solvent incorporated insurance company or companies approved by the said party of the second part for a sum satisfactory to the said party of the second part, for the benefit of the party of the second part herein or assigns, so long as the debt above secured shall remain unpaid, and make the policy or policies of insurance payable to the party of the second part herein, or assigns, as collateral security for the debt hereby secured.

That said parties of the first part shall keep all buildings, fences and other improvements now or hereafter placed upon said premises in as good condition and repair as the same are at this date, or as the same may be during the existence of this mortgage, and that said parties of the first part shall not do, nor permit to be done to, in, upon or about said premises, anything that will in any wise tend to diminish the value thereof, or to impair, weaken or diminish the security intended to be effected under and by virtue of this instrument.

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The said parties of the first part hereby expressly agree to comply with and perform the foregoing conditions, and upon compliance therewith and with each and all of them, then these presents shall be void; otherwise to be and remain in full force and effect.

And it is further provided and agreed by and between said parties hereto that if default shall be made in the payment of either the principal of said note or interest thereon, or any part thereof, when due; or if the taxes on said premises are not fully paid within the time allowed for payment by law; or upon failure on the part of the parties of the first part to pay the taxes or assessments upon the loan secured by this mortgage or the holder thereof, and insurance premiums as heretofore mentioned; or should there be, from any cause whatsoever, any lien or incumbrance created or imposed upon said premises other than that secured by this mortgage, which lien or incumbrance is superior to this mortgage, then in such case, the whole of said principal and interest thereon shall, at the option of said ^{second} party or assigns, become due and payable and this mortgage may be foreclosed at any time after such default; but the omission of the party of the second part or assigns to exercise this option at any time or times shall not preclude said party of the second part from the exercise thereof at any subsequent default or defaults of said first parties in payments as aforesaid; and it shall not be necessary for said party of the second part or assigns to give written notice of its or their intention to exercise said option at any time or times, such notice being hereby expressly waived by said parties of the first part.

It is further provided that said party of the second part or assigns may at its or their option pay said taxes, assessments and insurance premiums on the failure of the parties of the first part to pay the same as above mentioned, and the money so paid, with interest thereon at the rate of seven (7) per cent. per annum, payable annually from date of payment, shall be a part of the debt secured and collectible under this mortgage; and the said party of the second part or assigns shall, at its or their option, be entitled to be subrogated to any lien, claim or demand paid or discharged with the money loaned and advanced by the party of the second part and secured by this mortgage. And the party of the second part, or assigns, may pay and discharge any liens and incumbrances that may exist against above described real estate that may be prior and senior to the lien of this mortgage and the money so paid shall become a part of the lien of this mortgage and bear interest at the rate of seven (7) per cent. per annum, payable annually.

It is further expressly understood and agreed that a failure to comply with and perform each and all of the conditions and stipulations hereinbefore set out, strictly and literally, according to the true intent thereof, time being of the essence thereof, shall cause the full amount hereby secured to become due and collectible at once, if the holder of said note so elects, ^{and} this mortgage may thereupon be foreclosed immediately and without any notice of such election to be given, for the whole amount of said money, interest and costs, and for all sums paid out for taxes, assessments, liens, incumbrances and insurance, anything herein to the contrary notwithstanding, which election may be exercised immediately, or at any time thereafter, and nothing shall be construed to be a waiver of such right excepting an express agreement to that effect duly executed by the holder of these presents.

It is also expressly agreed that in the event this mortgage shall not be paid and fully discharged promptly at its maturity, whether the same matures by lapse of time alone, or upon the election of the holder hereof because of any breach or default in any of the conditions or stipulations herein contained, then the rents, profits, increase and right

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William J. Monaghan, and acknowledged the execution of the same to be his free and voluntary act and deed, for the uses and purposes therein expressed, in his capacity as Guardian.

In testimony whereof, I have hereunto set my hand and affixed my official seal at Winterset, Iowa, on the day and date last above written.

(Notarial Seal)

Harry F. Anderson
 Notary Public of Iowa
 In and for Madison county

My Commission expires July 4th, 1945.

STATE OF IOWA, Madison County, ss.

I, Rex V. Johnson, Clerk of the District Court in and for said County, do hereby certify that the foregoing Mortgage executed by J. P. Monaghan, Guardian as stated therein, was presented to Hon. W. S. Cooper, Judge of said Court, for approval, in vacation, and it appearing to said Judge that the said J. P. Monaghan, Guardian has complied with all the requirements of law and the orders of said Court in making such Mortgage said Judge approved said Mortgage on the 27th day of October A.D. 1942, and the order of approval has been entered of record in my office.

Witness my hand and the seal of said Court hereto affixed, this 2nd day of November A.D. 1942.

(DISTRICT COURT SEAL)
 John W. Monaghan et al

COMPARED
 #4051

Rex V Johnson Clerk District Court
 Filed for record the 2 day of November