Mortgage Record, No.__95_, Madison County, Iowa

WINTERSET MADISONIAN, B-23410	
Harry L. Meader & Dessie L.	Filed for Record the 27 day of March 1943
••••••••••••••••••••••••••••••••••••••	
Peru, Iowa	at 4:11 o'clock P. M.
TO	7#1334 Pearl E. Shetterly
Union State Bank	Recorder.
	By
Winterset, Iowa	Recording fee, \$1.50.
=	
THIS INDENTURE, Made and entered this 27th decided	lay of Narch A. D. 1943
	nd Dessie L. Meader, husband and wife,
of the County of Madison	and State of Iowa, party of the first part, Mortgagor, Sand
	Winterset,
of Madison County , Iowa, party of	the second part, Mortgagee.
WITNESSETH: That the said party of the first part for	or and in consideration of the sum of
paid by the said party of the second part, the receipt of whi	ch is hereby acknowledged, does hereby grant, bargain, sell and conigns forever, the following described real estate, situated in the wit:
Northwest Quarter of Section West of the Fifth P.M., Madis	26, Township 74 North; Range 27, son County, Iowa,
and unmatured grown upon said land and income therefrom, shall be paid in full. To have and to hold the premises above described with a right of homestead and claims whatsoever of said first part ever; the intention being to convey an absolute title in fee of the said first party does hereby covenant to and we are lawfully seized in fee of the premises aforesaid; that the they will forever warrant and defend the title thereto again a Provided, however, that if the first party shall pay or can the sum of the sum	with the second party, its heirs, successors and assigns, that they he said premises are free and clear of all encumbrances; and that not the lawful claims of all persons whomsoever. The second party, its heirs, successors or assigns are to be paid to the second party, its heirs, successors or assigns are to be paid to the second party, its heirs, successors or assigns are to be paid to the second party, its heirs, successors or assigns are to be paid to the second party, its heirs, successors or assigns are the second party are the second party.
	D. 19 48, at Union State Bank, Winterset, Iowa,
-	der, husband and wife,
	te Bank, Winterset, Iowa
and all such sums of money as may be advanced by the pakeep and perform all and singular the covenants and agreem then These Presents to Be Void, otherwise to remain in full First party for themselves and their heirs, executors, a with second party, its heirs, successors and assigns, as followed first. To pay or cause to be paid the principal sum and interest above specified with all costs and expenses of collection, if any there shall be, and any costs, charge the priority of this mortgage, or in foreclosing the same or in defending any action and second. To pay all taxes, assessments and other charges which are now a lien on this mortgage or the debt secured thereby before the same shall become delinque. Third. To keep the buildings erected thereon or at any time hereafter erected unless than two-thirds of their actual value, loss, if any, payable to second party, or its party; to pay the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements, including fences, and all appurtenances thereformmit or permit waste of the premises hereby mortgaged, nor use or allow same to Fifth. That should first party fail to pay said taxes, charges or assessments, or to be used for any unlawful purpose, then the second party may pay such taxes, charges or removal of improvements or use of said property for any unlawful purpose.	arty of the second part, its heirs, successors, or assigns, and shall nents herein contained for said first party to keep and perform I force and effect. administrators, grantees and assigns hereby covenants and agrees WS: d, or as set out in the certain promissory note or notes hereinbefore referred to, together es or attorney's fees incurred and paid by second party, its successors or assigns, in maintaining affecting the title to said property. The may hereafter be levied or assessed upon or against the said premises or any part thereof, or ent. The pool said property, insured against loss or damage by fire, lightning and tornado in a sum not a successors or assigns, such insurance to be obtained in a company satisfactory to second deliver such policies and all renewals to second party. To now upon or hereafter erected on the said premises in good condition and repair, and not to
Sixth. And it is further agreed between the parties hereto that if default shall be or interest, as the same matures or if first party allows the taxes or assessments or or remove or suffer to be removed any buildings, fences, or other improvements theref property, or that may hereafter at any time be placed thereon, in good repair, or f against loss or damage by fire and lightning and tornado, payable as above provided; deliver such policies, or any renewals thereof, to second party, or its assigns; or use whereby the value of said property shall be diminished; or if any suit be brought by superior to this mortgage or affecting in any manner its validity, then upon the ha	e made in payment of the debt secured by this mortgage, or any part thereof, either principal other charges on the said mortgaged property, or any part thereof, to become delinquent; or from; or fail to keep said buildings, fences and all other improvements that are now on said fail to keep the buildings now erected, or hereafter to be erected on said property, insured or fail to pay the insurance premiums when the contemplated policies are issued; or fail to ear permit said property to be used for any unlawful purpose, or do any other act any person, affecting in any manner, the title of first party, or wherein a lien is claimed uppening of any of said contingencies, at the option of second party, or its assigns, the whole ble; and the second party or its assigns may proceed at once, or at any time later, to fore-
and that in case of foreclosure of this mortgage for any cause, the holder of same she sonal, pending foreclosure, sale and redemption, and to collect the rents of said real suit after deducting all the costs of such proceedings. Eighth, It is further agreed and the party of the first part hereby expressly wai	
	Harry L. Meader
	Dessie L Meader
STATE OF IOWA, Madison County, ss.	0.47
	943, before the undersigned, a Notary Public in and for Madison d Dessie L. Meader, husband and wife,
mortgage as maker.s thereof, and	entical person s whose names are subscribed to the foregoing acknowledged the execution of the same to be their voluntary
act and deed. (SEAL) WITNESS my hand and Notari	ial Seal, the day and year last above written.
(SEAL) WIINESS my nand and Notari	Carl Bek Notary Public in and for Madison County, Iowa.