

Mortgage Record No. 94, Madison County, Iowa

Winterset Madisonian, B-1912

SEAL

Notary Public in and for Muscatine County,
Iowa.

William H. Goodman and wife et al #3524 Filed for record the 15 day of October
A.D. 1943 at 4:40 o'clock P.M.

To Anna M. Peterson Fee \$.80 Pearl E. Shetterly, Recorder

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: THAT William H. Goodman, and Wilma Goodman, husband and wife and James G. Van Rossum and Ollie Van Rossum, husband and wife of Madison County, and State of Iowa, in consideration of the sum of Nine hundred and no/100 (\$900.00) DOLLARS in hand paid do hereby SELL AND CONVEY unto Anna M. Peterson, Widow of Knox County, and State of Nebraska, the following described premises situated in Madison County, and State of Iowa, to-wit:

The Northeast Quarter (NE $\frac{1}{4}$) and the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) except above 15 acres in the Southwest part thereof, in Section Ten (10), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., containing in all 225 acres more or less.

Subject only to a first mortgage in favor of the Land Bank Commissioner in the sum of \$3500.00.

The intention being to convey hereby an absolute title in fee simple including all the rights of homestead and dower.

TO HAVE AND TO HOLD the premises above described, with all the appurtenances thereunto belonging unto the said Anna M. Peterson and to her heirs and assigns, forever, provided always, and these presents are upon the express condition that if the said William H. Goodman, & Wilma Goodman; and James G. Van Rossum and Ollie Van Rossum heirs, executors, administrators or assigns shall pay or cause to be paid to the said Anna M. Peterson heirs, executors, administrators or assigns, the sum of Nine Hundred DOLLARS, payable as follows, to-wit: \$900.00 Dollars on the 1st day of March, 1944, with interest thereon at 5 per cent per annum, payable annually, according to the tenor and effect of the one promissory note attached of said William H. Goodman, and Wilma Goodman, his wife and James G. Van Rossum and Ollie Van Rossum his wife bearing even date with these presents and shall pay all taxes and assessments levied upon said real estate, and all other taxes, levies and assessments levied upon this mortgage or the note which this mortgage is given to

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secure, before the same becomes delinquent, and to keep the buildings on said premises insured for the sum of \$ --- loss, if any, payable to the said mortgagee, then these presents to be void, otherwise to be and remain in full force.

IT IS FURTHER AGREED (1) That if the said mortgagor shall fail to pay such taxes or procure such insurance, the said mortgagee may pay such taxes and procure such insurance; and the sum so advanced, with interest at ... per cent shall be paid by said mortgagor, and this mortgage shall stand as security for the same. (2) That a failure to pay any of said money either principal or interest, when the same becomes due, or a failure to comply with any of the foregoing agreements, shall cause the whole sum of money herein secured to become due and collectable at once at the option of the mortgagee.

Signed this 4th day of October, A.D. 1943.

In presence of

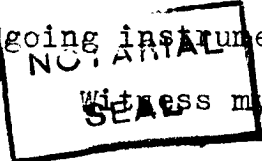
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William H Goodman
Wilma Goodman

James G Van Rossum
Ollie Van Rossum

STATE OF IOWA MADISON County)ss.

On this 4th day of October A.D. 1943, before me the undersigned Esther Cochran a Notary Public, duly commissioned and qualified for and residing in said County, personally came William H. Goodman, and Wilma Goodman, his wife and James G. Van Rossum & Ollie ... his wife to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.



Witness my hand and Notarial Seal the day and year last above written.

Esther Cochran Notary Public

My Commission expires the 4th day of July, 1945.