MORTGAGE	STATE OF IOWA, Madison County, ss.
No. 3629	Filed for Record the 29 day of Cctober
Lois Hoskins, single	A. D. 1943, at 10:45 o'clock. A. M.
Earlham, Iowa	Pearl E. Shetterly Recorder
	By Wilma M. Nade Deputy
TO EARLHAM SAVINGS BANK EARLHAM, Iowa	Recording Fee, \$_ 2.20
THIS INDENTURE, Made and entered into this26tl	h day of JuneA. D. 19.43, by and between
Lois Hoskins, sing	gle
of the County of Madison an the first part, mortgagor, and the EARLHAM SAVINGS BAN	d State of Iowa , party of NK, Earlham, Iowa an Howa corporation, with its home officer
at Des Moines, Towa, party of the second part, mortgagee.	ad in consideration of the sum of
Fifteen Thousand	DOLLARS,
paid by the said party of the second part, the receipt of which	is hereby acknowledged, for which amount the party of first part is justly, bargain, mortgage and warrant unto the said second party, its successors
and assigns forever, the following described real estate, lands an	d premises, together with and including all improvements, appurtenances,
•	ging or arising therefrom, situated and located in the County of
<u> Madison</u>	and State of, to-wit:
The Northeast Quarter (NE) and the	e East one-half (E_2^1) of the Northwest
Range Twenty-nine (29), West of the	2), Township Seventy-seven (77) North, e 5th P.M., Madison County, Iowa.
Range Twenty-nine (29), West of the	
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Mortgage Record	
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secured hereby shall be paid in full. And the party of the fir exemption and homestead laws whatsoever, in and to the lands, p	nd the crops raised thereon from the date of this instrument until the debtest part does hereby release and waive all right under and benefit of all property and promises aforesaid.
To have and to hold the premises, real estate, lands and prop	perty above described with all the appurtenances thereunto belonging, and of said first party unto the said second party, its successors and assigns
forever, hereby releasing and relinquishing all rights of dower and	I homestead therein. The second party, its successors and assigns, that
lawfully seized in fee of the premises aforesaid; that the said pre	emises are free and clear of all encumbrances, liens, mortgages and taxes;
Provided, however, that if the first party shall pay, or cause	he title hereto against the lawful claims of all persons whomsoever. e to be paid to the second party, its successors or assigns, the full amount
of the principal and interest at the time, place and in the manner a	as provided in the certain promissory note of even date herewith, executed
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payable to the EARLHAM SAVINGS BANK with interest as provided in said note, until maturity, payable	in the sum of \$ 15,000.00 semi - annually and ally, and shall keep and perform, all and singular, the covenants and agree-
with interest after maturity at seven per cent, payable semi-annual ments herein contained for said first party to keep and perform. the	ally, and shall keep and perform, all and singular, the covenants and agree- en, These Presents To Be Void, otherwise to remain in full force and effect.
First party for herself and	

First. To pay or cause to be paid the principal sum and interest above specified in the manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges, or attorney's fees incurred and paid by second party in maintaining the priority of this mortgage or in foreclosing the same or in defending any action affecting the title to said property.

Second. To pay all taxes, assessments and other charges which are now a lien or may hereafter become a lien or may hereafter be levied or assessed upon or against the said premises or any part thereof or on this mortgage or the debt secured hereby or on the lien hereby created, together with any other taxes or assessments which may be levied against the mortgagee or holder of said note on account of this indebtedness or any part thereof, before the same shall become delinquent.

Third. To keep the bu a sum not less than	m3. 1 1 1 1 1 3	i property, insured against loss or damage by fire, lightning, and tornad	.o 1n
loss if any, payable to seconwhen the policies are issued, and compromise any and all balance, at its election, to the or (2) the restoring of impro-	and party or its assigns, such insurance to be obtained in compand to deliver such policies and all renewals to second party; thouses under any and all insurance policies on said property e payment of (1) the mortgage debt, interest or repayment of a	DOLLA anies satisfactory to second party; to pay the premiums for such insura and the second party is hereby authorized, at its election, to collect, adj and to apply the proceeds, first to the payment of collection costs, and my amounts advanced by the mortgagee under any of the covenants her to pay the sums becoming due thereunder to the second party, same to	ance ust, the rein,
premises hereby mortgaged r	approvements now upon or hereafter erected on the said premise or use or allow same to be used for any unlawful purpose; and	es in good condition and repair and will not commit or permit waste of to maintain the land in a good state of cultivation, and to eradicate noxi	the ious
said premises to be used for a sale, may enjoin any waste o	any unlawful purpose, then the second party may pay such tax removal of improvements or use of said property for any unla	fect and maintain said fire and tornado insurance or suffer waste or per es, charges and assessments, may purchase insurance, may redeem from wful purposes and any moneys so expended shall be repaid to second pa es shall be secured by this mortgage and shall be collectible as a part of	tax
in the same manner as the p. Sixth. That the second deem satisfactory without a indebtedness or any part the	rincipal sum hereby secured. I party may release from the lien of this mortgage any part of fecting the lien hereof on the remainder; and the taking of a reof shall at no time release or impair the security hereof.	or parcel of the mortgaged property or premises upon such terms as it radditional security for this indebtedness or the extension or renewal of	may said
debt, shall not release or imp	pair the security of this mortgage.	debt secured hereby, or the filing of a claim in probate proceedings for a al estate aforesaid are hereby pledged and conveyed as security for the p	
ment of the mortgage debt; a may take possession of all or and in such manner as the no secured hereby; and in the e- court of competent jurisdicti- mortgaged real estate and al- rentals, and to rent the real receivership expenses, necessi-	and that in the event of a default of any nature or of maturity cops and grain growing or stored on the mortgaged premises, a stored on the mortgaged premises, a stored on the proceeds to the paym went an action is brought to foreclose this mortgage, or at any ion, upon the application of the note holder, may at once and il crops located or growing thereon or accruing therefrom, and it estate during the litigation and until the period of redempt	of the mortgage debt, either by default or by lapse of time, the note ow and all rents accruing from said land, and may sell the same for such pre- ent of the sale expenses and costs, payment of taxes and the mortgage of time thereafter and prior to the expiration of the period of redemption, without any notice whatsoever appoint a receiver to take possession of said receiver shall be authorized to collect and market all of the crops ion expires, and to use and apply the income therefrom to the paymen be premiums, and shall apply the balance to the payment of the debt af	vner rices debt any the and at of
Ninth. That in the even off prior liens, taxes, claims	ent the proceeds of this mortgage or any part thereof, or any	other sums advanced by the note holder, are used for the purpose of pay ated to all liens, estates and interest which the owner or owners of the	/ing said
Tenth. That should the said note or notes or any parsaid premises or property or brought affecting in any maneffecting the validity of this assigns, the whole indebtedneed at once or at any later to use; and in said action or abstract of title. Eleventh. If any provis	ere be any failure or default in the performance of any of the tof the principal debt or interest is not paid when due, or show any part thereof come into the possession or control of any conner the title to the real estate aforesaid, or any suit be brough mortgage or any part thereof, then upon the happening of a cess secured hereby shall immediately without notice become do interest of foreclose this mortgage or to collect its debt or to maint actions the plaintiff may obtain judgment for all costs and estate of this instrument is held to be void, it shall not affect the	covenants, agreements or provisions herein contained, or if any part of all any proceedings be begun to enforce or collect any junior lien, or shourt prior to the payment of the debt secured hereby, or should any suitight wherein a lien is claimed as superior to this mortgage or in any manny of said contingencies at the option of the second party, its successors or assigns may pain any other action or remedy whatsoever which it may have or may expenses whatsoever, including a reasonable attorney fee and the cost of validity of any other provision herein.	ould t be nner s or pro- elect f an
the first party and all of then	n, and shall inure to the benefit of the second party, its success		s of
			-
IN WITNESS WH		myhand and seal the day and year fi	rst
above written.		Lois Hoskins L.	. S.
n Presence of		L.	
		L.	S.
I,	wa, do hereby certify that or pearedLois_Hoskins,_single	Notary Public in and for Magison the 26th day of June , 194	3,
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	personally known to me to be the same person instrument, and acknowledged that she	whose name is subscribed to the foregoi signed, sealed and delivered the same as her purposes therein set forth, including the release and waiver	-
SEAL	the right of homestead.	Earlhem, Iowa	
	one day and year last above without.	Anna Corman Notary Public in and for Madison	
	My commission expires on thedthday	County, State of	
1	COUNTY OF, 8	Notary Public in and for	
Journey, prace or	seared, do hereby termy that of	the day of , 19.	,
	instrument, and acknowledged that free and voluntary act and deed for the uses and	whose namesubscribed to the foregoisigned, sealed and delivered the same aspurposes therein set forth, including the release and waiver	
SEAL	the right of homestead. Given under my hand and notarial seal at the day and year last above written.		
		Notary Public in and for	
	My commission expires on the day	County, State of, 19	•
	THE COMMISSION CADITOS ON ONC		
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