

MORTGAGE RECORD No. 95, MADISON COUNTY, IOWA

Acres-Blackmar Co., Burlington. 26615

Eldon W. Frederick et al
 STATE OF IOWA, Madison County, ss.
 Filed for record this 3 day of December A. D. 1943
 at 9:10 o'clock A. M.
 MORTGAGE #3871
 TO Pearl E. Shetterly
 G. J. Blair
 By
 Recording Fees, 1.00
 Recorder.
 Deputy.

This Mortgage, made this 1st, day of November A. D. 1943, by and between
 Eldon W. Frederick and Iva V. Frederick
 of the County of Madison, State of Iowa hereinafter called the Mortgagors, and
 G. J. Blair
 hereinafter called the Mortgagee. WITNESSETH: That the Mortgagors, in consideration of the sum of
 Twelve Hundred and no/100 - - - - - (\$1200.00) DOLLARS,
 paid by the Mortgagee, do hereby sell, transfer, and convey to the Mortgagee, G. J. Blair or assigns,
 the following tracts of land in the County of Madison, State of Iowa, to-wit:

Lot Eight (8) in Block Twenty-two (22)
 West Addition to Winterset, Iowa,

This Mortgage having been
 paid in full, I hereby release and
 discharge the same of record, this
 5 day of March 1948
 G. J. Blair
 Witness my hand
 and seal this
 5 day of March 1948
 This Mortgage having been
 paid in full, I hereby release and
 discharge the same of record, this
 5 day of March 1948

containing in all ~~XXXX~~ with all appurtenances thereto belonging; and also all the rents, issues, use, and profits of said land and the crops raised thereon from now until the debt secured hereby shall be paid in full.

The said Mortgagors hereby warrant the title thereto against all persons whomsoever, and hereby expressly waive the platting and recording of homestead in case of foreclosure and sale thereunder, and agree that said premises may be sold in one tract at such foreclosure sale.

TO BE VOID upon the condition that the Mortgagors shall pay to the Mortgagee, G. J. Blair

or assigns, the sum of Twelve Hundred and no/100 (\$1200.00) DOLLARS,
 payable as follows:
 on the 1st day of January, A. D. 1944, Fifteen and no/100 Dollars and a like amount on the
 1st day of each and every month thereafter until the 1st, day of December 1948, at which time
 any balance remaining unpaid is to be paid, with interest at the rate of 6 per cent per annum
 payable monthly according to the tenor and effect of the 1 certain promissory note of Eldon W.
 Frederick and Iva V. Frederick

dated December 1st, 1943, principal and interest payable at the office of Residence of G. J. Blair

It is further agreed that the Mortgagors shall keep the buildings on said real estate insured in some responsible company or companies, satisfactory to Mortgagee, for the use and security of the Mortgagee, in a sum not less than their insurable value, and deliver to the Mortgagee the policies and renewal receipts.

The Mortgagors shall pay when due, and before delinquent, all taxes which are, or become a lien on said premises, and interest on all prior liens, if any, as the same become due; if Mortgagors fail either to pay such taxes or interest, or promptly to effect such insurance, then the Mortgagee may do so; and should the Mortgagee become involved in litigation, either in maintaining the security created by this mortgage, or its priority, then this mortgage shall secure to the Mortgagee the payment and recovery of all money, costs, expenses, or advancements incurred or made necessary thereby, and shall also secure all money advanced for taxes, interest, and insurance paid hereunder; and all such amounts shall constitute a part of the debt hereby secured to the same extent as if such amounts were a part of the original debt secured hereby, and with ^{eight} per cent per annum interest thereon from the date of such payments.

A failure to comply with any one or more of the above conditions of this mortgage, either wholly or in part, including the payment of interest when due, shall at the Mortgagee's option, cause the whole sums hereby secured to become due and collectible forthwith without notice or demand.

It is further agreed that each and all of said notes and interest thereon, irrespective of the dates of maturity, shall be equally secured by this instrument without any preference, priority, or distinction whatsoever.

It is further agreed that the Mortgagors do hereby transfer and convey to the Mortgagee the right to the possession of the said premises upon the Mortgagee, G. J. Blair or assigns, filing a petition for foreclosure of this mortgage, and they authorize, agree, and consent that in case of the filing of petition for the foreclosure of this mortgage, the court in which said suit shall be instituted, or any judge thereof, shall at the commencement of said action, or at any stage during the pendency or progress of said cause, on application of the plaintiff, without any notice whatever, appoint a receiver to take possession of said property and collect and receive said rents and profits, and apply the same to the payment of said debt; and this stipulation for the appointment of a receiver shall apply and be in force whether or not said property, or any part thereof, is used as a homestead, and without proof of any other grounds for the appointment of a receiver than the default aforesaid.

And in the event a suit is lawfully commenced to foreclose this mortgage, Mortgagee's reasonable attorney fees are to be considered as a part of the costs of the suit and collected in the same manner.

Signed the day and year first herein written.

Eldon W. Frederick

Iva V. Frederick

STATE OF Iowa
 Madison County, ss.

On this 1st, day of December A. D. 1943, before me, the undersigned, a Notary Public in and for

Madison County, Iowa personally appeared
 Eldon W. Frederick and Iva V. Frederick

to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they
 executed the same as their voluntary act and deed.

WITNESS my hand and Official Seal the day and year last above written.



A. E. Emerson

Notary Public in and for

Madison County, Iowa.