

Mortgage Record No. 94, Madison County, Iowa

Winterset Madisonian, B-1912

Witness my hand and Notarial Seal the date last above written.

Written.

Raymond J. James and Lois James,
husband and wife Winterset, Ia.

#1201

in and for Madison County, Iowa.

Filed for record the 30 day of March
A.D. 1944 at 2:27 o'clock P.M.

To
R. B. Hunter and F. R. Hunter
Earlham, Iowa

Fee \$.80

Pearl E. Shetterly, Recorder

FIRST MORTGAGE

FOR THE CONSIDERATION OF Fifty Four Hundred DOLLARS the receipt of which is hereby acknowledged, we Raymond J. James and Lois James, husband and wife of Madison County, State of Iowa and hereinafter referred to as Mortgagors, hereby sell, convey and warrant the title to the following described real property, including homestead and dower rights, unto R. B. Hunter and F. R. Hunter Mortgagee of Madison County, State of Iowa

To wit: The South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the South 19 acres of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the South 34 acres of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th. P.M., Madison County, Iowa. Also commencing at a point twelve (12) rods South of the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th. P.M., thence South along said quarter section line two feet, thence West thirteen (13) rods, six feet, thence North two feet, thence East to the place of beginning.

in the County of Madison and State of Iowa and also all of the rents, issues^{use} and profits of said land and the crops raised thereon from now until the debt secured thereby shall be paid in full.

To be void upon condition that the mortgagors shall pay or cause to be paid to the mortgagee, or assigns, the consideration of Fifty Four Hundred Dollars, with interest thereon according to the one note of the mortgagors bearing even date herewith, and due March 1, 1949

The mortgagors covenant to pay all taxes and assessments that shall become liens against said property before the same become delinquent; to keep the buildings insured against fire, cyclone and storm, in a reliable company selected by the mortgagee, at their insurable value, payable to the mortgagee as its interest may appear, the policies to be delivered to and remain with mortgagee; not to commit or permit waste of any kind upon said property; that the above described property is not incumbered and is free from liens; and to permit the abstract of title of said property to remain with the mortgagee.

If the mortgagors fail to pay the assessments and taxes, or fail to insure the buildings as agreed, the mortgagee may, at its option, pay such taxes and assessments, and insure the buildings and pay therefor; which sums the mortgagors agree to pay to the mortgagee with interest at the rate of seven per cent per annum, from date of payment, and this mortgagee shall be security for the payment thereof.

If the mortgagors shall fail to pay principal or interest; or taxes and assessments; or to keep the buildings insured; or to keep and perform any other provision of this mortgage on their part to be kept and performed as agreed, the indebtedness hereby secured, at the option of the mortgagee, without demand or notice, shall become due and payable, and the mortgage foreclosed.

It is stipulated that the rents and profits of said property are pledged as security

For Release of Amended Mortgage See
Mortgage Record 96 Page 403

Mortgage Record No. 94, Madison County, Iowa

Winterset Madisionian, B-1912

for said indebtedness and in addition to other remedies given by law, that upon filing petition to foreclose this mortgage the court or any judge thereof, on application of the mortgagee, shall appoint a receiver of said property and the rents and profits thereof during foreclosure and the period of redemption and apply such rents and profits to the payment of the costs, expenses and indebtedness.

The mortgagors agree to pay a statutory attorney's fee and the costs of continuing the abstract in case of foreclosure hereof, both of said items to be taxed as costs.

This mortgage binds the mortgagors, their executors and legal representatives and the mortgagee and its assigns.

It is expressly stipulated that this mortgage and the notes thereby secured are made under and are to be construed under the laws of the State of Iowa.

Dated this 30th day of March, 1944.

Raymond J James
Lois James

STATE OF Iowa County of Madison)ss.

On this 30th day of March, A.D. 1944, before me Anna Corman the undersigned notary public within and for said county of Madison, personally appeared Raymond J. James and Lois James, husband and wife, 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.

Anna Corman Notary Public
in and for said County.

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

Filed for record the 30 day of March

Abstract of Madison County