

Acres-Blackmar Co., Burlington. 26615

Frank Landis and wife  
TO  
James A. Philby.  
STATE OF IOWA, Madison County, ss.  
Filed for record this 1 day of April A. D. 19 44  
at 2:40 o'clock P. M.  
MORTGAGE.  
#1242  
By Pearl E. Shetterly  
Recording Fees, \$ 1.00 ✓  
Recorder.  
Deputy.

This Mortgage, made this 1st day of March A. D. 19 44, by and between  
Frank Landis and wife, Lucile Landis,  
of the County of Madison, State of Iowa hereinafter called the Mortgagors, and  
James A. Philby  
hereinafter called the Mortgagee. WITNESSETH: That the Mortgagors, in consideration of the sum of  
Twenty-one hundred and no/100 - - - - - (\$2,100.00) DOLLARS,  
paid by the Mortgagee, do hereby sell, transfer, and convey to the Mortgagee, his heirs, executors  
the following tracts of land in the County of Madison, State of Iowa, to-wit:

The Southwest Quarter of the Southeast Quarter of Section 22,  
and the Northwest Quarter of the Northeast Quarter of Sec. 27,  
Township 74 North, Range 28, West of the 5th P.M. Madison County,  
Iowa,  
(This mortgage given to secure the unpaid balance of the purchase  
price of said premises)

Release  
For Assignment of Annexed Mortgage See  
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containing in all eighty acres, 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, his heirs, executors  
or assigns, the sum of Twenty one hundred and no/100 - - - - - (\$2,100.00) DOLLARS,  
as follows: \$150 on March 1st of the years, A.D. 1945, 1946, 1947, 1948, 1949 and 1950, and  
on the day of A. D. 19 51,  
the balance of \$1200 on March 1st, 1951,  
with interest according to the tenor and effect of the one certain promissory note of the said mortgagors.

dated March 1st, 1944, principal and interest payable at the office of mortgagee, 1211 East 35th St., Des Moines, Iowa.

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 Mort-  
gagors 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 maintain-  
ing 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 7 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, his heirs, executors  
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, with-  
out 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 appoint-  
ment 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.  
STATE OF Iowa, }  
Madison County. } ss.  
On this 1st day of April, A. D. 19 44, before me, the undersigned, a Notary Public in and for  
Madison County, Iowa, personally appeared  
Frank Landis and wife, Lucile Landis,

to me known to be the person s. 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.

Harry F. Anderson  
Notary Public in and for  
Madison County, Iowa.