

REAL ESTATE MORTGAGE RECORD, No 97, Madison County, Iowa

Acres-Blackmar Co., Burlington, 26615

Alma C. Rooney and husband,
E. J. Rooney
TO
R. F. Blair

STATE OF IOWA, Madison County, ss.
Filed for record this 7 day of September A. D. 1945
at 10:15 o'clock A. M.
MORTGAGE.
#2412
Pearl E. Shetterly
By
Recording Fees, \$1.00

Recorder.
Deputy.

This Mortgage, made this 7th day of September A. D. 1945, by and between
Alma C. Rooney and E. J. Rooney, wife and husband,
of the County of Madison, State of Iowa hereinafter called the Mortgagors, and
R. F. Blair
hereinafter called the Mortgagee. WITNESSETH: That the Mortgagors, in consideration of the sum of
Twenty-three hundred and no/100 - - - - - (\$ 2,300.00) 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 East 62 acres of the North Half of the Southeast
Quarter and the South 4 1/2 acres of the East Three-fourths of
the Northeast Quarter of Section 8, and a tract of land 8 rods
North and South by 4 rods East and West in the Southeast corner
of the West Half of the Southwest Quarter of the Northeast
Quarter of said Section 8, in Township 75 North, Range 26,
West of the 5th P.M. Iowa,

containing in all 66.7 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 \$200 on January 1st of the years, 1947, 1948, 1949 and 1950 and the balance of Fifteen
Hundred and no/100 Dollars (\$1500.00)
on the 1st day of January, A. D. 1951,
with interest according to the tenor and effect of the one certain promissory note - of the said Mortgagors

dated September 7th, 1945 Principal and interest payable at the office of Security Loan & Abstract Co. Winterset, 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 2 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 7th day of September A. D. 1945, before me, the undersigned, a Notary Public in and for
Madison County, Iowa, personally appeared
Alma C. Rooney and E. J. Rooney, wife and husband,

Alma C. Rooney
E. J. Rooney

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

For Release of Annexed Mortgage See
Mortgage Record 98 Page 233