

Mortgage Record No. 96, Madison County, Iowa

George F. Dickey & Hazel F. Dickey, #1346 Filed for record the 12 day of March
 husband and wife A.D. 1946 at 11:43 o'clock A.M.
 To Fee \$.80
 Central Life Assurance Society Pearl E. Shetterly, Recorder
 (Mutual) Des Moines, Iowa Wilma M. Wade, Deputy

IOWA MORTGAGE

FOR THE CONSIDERATION OF Three Thousand Five Hundred & no/100 DOLLARS, GEORGE F.

DICKEY & HAZEL F. DICKY, husband and wife of Madison County, State of Iowa, first parties,
 hereby convey to the CENTRAL LIFE ASSURANCE SOCIETY (MUTUAL), a corporation, of Des Moines,
 Iowa, second party, the following real estate situated in Madison County, Iowa, described
 as follows, to-wit:

South Half of Southwest Quarter of Section 17, Township 77 North,
 Range 26 West of the 5th P.M.

and also all of the rents, issues, use and profits of the said land, and the crops raised
 thereon from now until the debt secured thereby shall be paid in full.

THE SAID FIRST PARTIES hereby WARRANT the title against all persons whomsoever. To
 be void upon condition that said first parties pay said second party, successors or
 assigns, one certain promissory note of the said above mortgagors for Three Thousand Five
 Hundred and no/100 DOLLARS, bearing even date herewith, payable to said second party or order
 at the Home Office of said second party in Des Moines, Iowa, due as set out in said note
 with interest thereon from March 1, 1946 at rate per annum stated in said note to maturity,
 and at the rate of seven per centum per annum thereafter, payable semi-annually at the
 Home Office of the CENTRAL LIFE ASSURANCE SOCIETY (MUTUAL) at Des Moines, Iowa, on the 1st
 day of January & July in each year.

SAID FIRST PARTIES shall not suffer waste; shall pay all taxes and assessments upon
 said property or on this mortgage or the debt secured hereby laid or assessed in Iowa,
 also personal taxes and shall deliver to said second party, receipts of the proper officers
 for the payment thereof; shall keep buildings thereon insured to the satisfaction of said
 second party for at least two-thirds of their value, delivering all policies and renewal
 receipts to second party; and upon satisfaction of this mortgage will accept from the
 mortgagee a duly executed release of the same, have it recorded and pay the cost of re-
 cording; and shall pay, in case of suit, all reasonable attorney's fees and expenses of
 continuation of abstract, and all expenses and attorney's fees incurred by said second party
 or assigns by reason of litigations with third parties to protect the lien of this mortgage.

It is also agreed that in case of default in any respect the mortgagee, either before
 or on the commencement of an action to foreclose this mortgage, or at any time thereafter
 shall be entitled to the appointment of a Receiver, who shall have the power to take and
 hold possession of the said premises and to rent the same, collect the rents and profits
 therefrom for the benefit of the said mortgagee, and such right shall in no way be barred,
 forfeited or retarded by reason of a judgment, decree or sale in such foreclosure, and
 the right to have such Receiver appointed upon application of the mortgagee shall exist
 regardless of the fact of the solvency or insolvency of the debtor or mortgagor, and

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JENKINS-FERGEMANN CO., WATERLOO, IOWA 49416

regardless of the value of the said mortgaged premises or the waste, loss and destruction of the rents and profits of such mortgaged premises during the statutory period of redemption.

A FAILURE to comply with any one of the agreements hereof shall cause the whole debt at once to become due and collectible, at the option of the second party without notice.

ALL MONEY paid by said second party or assigns for insurance or taxes shall bear interest at the rate of seven per centum per annum payable annually, and be a lien on said land under this mortgage.

DATED this 28th day of February, 1946

George F. Dickey
Hazel F. Dickey

State of Iowa, County of Polk)ss.

On this 9th day of March, A.D. 1946, before me Lewis Lunstrum, a Notary Public in and for Polk County, Iowa, personally appeared George F. Dickey & Hazel F. Dickey, husband and wife personally known to me to be the identical persons whose names are affixed to the above instrument as Grantors, and acknowledged the execution thereof to be their voluntary act and deed, for the purposes therein expressed.

In testimony whereof I have hereunto set my hand and affixed my official seal at
Des Moines, Iowa Iowa, on the day and date last above written.

NOTARIAL
SEAL

Lewis Lunstrum
Notary Public in and for Polk County, Iowa

My commission expires July 4, 1948

Filed for record the 14 day of March