Mortgage Record, No.__97_, Madison County, Iowa

	Filed for Record the 12 day of Apr	il 194.6
TO	at 10:30 o'clock A. M.	
10	#1901 Pearl E. Shet	
H. D. Kent	By	Recorder.
	Recording fee, \$ 1.50	Deputy.
into THIS INDENTURE, Made and entered/this12th_	1f Annil	A D 1046
by and between Wendel Nelson and Ruby D. of the County of Madison	Nelson, husband and wife, parties and State of Iowa, party of the first pa	
H. D. Kent of Madison — , Iowa, party of parties		
parties WITNESSETH: That the said party of the first part	for and in consideration of the sum of	
Five Thousand and no/100	(\$5,000 is hereby acknowledged, does hereby grant, ba	•00) DOLLARS
paid by the said party of the second part, the receipt of whovey unto the said second party, the heirs, successors and assections and assections are successors.		e, situated in the
County of Madison and State of Iowa, to	-wit:	
		2 2 1
South Half (S2) of Lots Five (5)		
in Block Four (4) of West Additi of Winterset, Iowa.	ton to the lown	= 78 d
		20 2 7 5 12
m.t	the upposed belongs of the	7 8 - 5 8
This mortgage is given to secure purchase price of the above describe		1 2 2 4 - 3
		ETT & L
		\$ \$ £
tab all amount and a should be be a first and a larger than a		ij
rith all appurtenances thereto belonging and also all the r MANAGE TO BE THE THE STATE OF THE ST		
hall be paid in full. To have and to hold the promises above described with	all the annurtanences thereto belonging and all a	estata titla dower
To have and to hold the premises above described with ight of homestead and claims whatsoever of said first	rex unto the said second party, its heirs, executor	s and assigns for-
ver; the intention being to convey an absolute title in fee And the said first party closs hereby covenant to and	with the second party, his heirs, successors and	assigns, that they
re lawfully seized in fee of the premises aforesaid; that t	the said premises are free and clear of all encum	ibrances; and that
hey will forever warrant and defend the title thereto aga Provided, however, that if the first party shall pay or continuous	cause to be paid to the second party, he heirs, such	ccessors or assigns
he sum of Five Thousand and no/100 or before n/the12th day of April A.	(\$5,000	•00 DOLLARS
n/the 12th day of April A. with interest according to the tenor and effect of one		
	Welson, husband and wife	
f even date herewith, payable to H.D. Kent nd all such sums of money as may be advanced by the p eep and perform all and singular the covenants and agreer	party of the second part, ax heirs, successors, or ments herein contained for said first take to	
on Those Duckents to De Veid atherwise to managin in fix		assigns, and shall keep and perform
First warts for themselves and their heirs, executors.	ill force and effect.	
First party for themselves and their heirs, executors, ith second party, he heirs, successors and assigns, as follows:	all force and effect. administrators, grantees and assigns hereby covows:	enants and agrees
First party for themselves and their heirs, executors, ith second party. The heirs, successors and assigns, as follows: First. To pay or cause to be paid the principal sum and interest above specification in the second expenses of collection, if any there shall be, and any costs, chare priority of this mortgage, or in foreclosing the same or in defending any action	all force and effect. administrators, grantees and assigns hereby covows: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property.	enants and agrees fore referred to, together s or assigns, in maintaining
First party for themselves and their heirs, executors, ith second party, the heirs, successors and assigns, as followed first. To pay or cause to be paid the principal sum and interest above specificated all costs and expenses of collection, if any there shall be, and any costs, char priority of this mortgage, or in foreclosing the same or in defending any actions Second. To pay all taxes, assessments and other charges which are now a lienged this mortgage or the debt secured thereby before the same shall become delinguished.	administrators, grantees and assigns hereby covows: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent.	enants and agrees fore referred to, together s or assigns, in maintaining
First party for themselves and their heirs, executors, ith second party. The heirs, successors and assigns, as followed by the first. To pay or cause to be paid the principal sum and interest above specification and expenses of collection, if any there shall be, and any costs, char be priority of this mortgage, or in foreclosing the same or in defending any action Second. To pay all taxes, assessments and other charges which are now a lien at this mortgage or the debt secured thereby before the same shall become delinque. Third. To keep the buildings erected thereon or at any time hereafter erected as than by the premium for such insurance when the policies are issued, and to trive to pay the premium for such insurance when the policies are issued.	administrators, grantees and assigns hereby cov ows: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compt to deliver such policies and all renewals to second party.	enants and agrees fore referred to, together s or assigns, in maintaining less or any part thereof, or and tornado in a sum not any satisfactory to second
First party for themselves and their heirs, executors, with second party. The heirs, successors and assigns, as followed by the first. To pay or cause to be paid the principal sum and interest above specific and all costs and expenses of collection, if any there shall be, and any costs, charten priority of this mortgage, or in foreclosing the same or in defending any actions are second. To pay all taxes, assessments and other charges which are now a lient this mortgage or the debt secured thereby before the same shall become delinguither that to keep the buildings erected thereon or at any time hereafter erected stand to be any department of the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements, and part the property of the premium for such insurance when the policies are issued, and the fourth. To keep all improvements, and party may such that the party may unless the party may any such taxes of the premium for party may may such taxes of the party may such taxes of the party may may such taxes of the party may such taxes of t	administrators, grantees and assigns hereby covidus: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compto deliver such policies and all renewals to second party. reto now upon or hereafter erected on the said premises in good condition to be used for any unlawful purpose. or to effect and maintain said fire and tornado insurance or suffer we otherwes and assessments.	enants and agrees fore referred to, together s or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second tion and repair, and not to taste or permit said premises tax sale, may enjoin any
First marks for themselves and their heirs, executors, with second party, heirs, successors and assigns, as followed by the first. To pay or cause to be paid the principal sum and interest above specificated all costs and expenses of collection, if any there shall be, and any costs, charmage in the priority of this mortgage, or in foreclosing the same or in defending any action. Second. To pay all taxes, assessments and other charges which are now a lienged that the mortgage or the debt secured thereby before the same shall become deling. Third. To keep the buildings erected thereon or at any time hereafter erected as than before the rectual value, loss, if any, payable to second party, or arty; to pay the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements, including the terms of the premium of the premium of the property for all on the premium of the premium of the property for all on the property for all on the second party may pay such taxes, of the used for any unlawful purpose, then the second party may pay such taxes, of the premium of improvements or use of said property for any unlawful purpose.	administrators, grantees and assigns hereby covows: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compto deliver such policies and all renewals to second party. reto now upon or hereafter erected on the said premises in good condition to every any upon the said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from sees and any moneys so expended shall be repaid to second party.	enants and agrees fore referred to, together s or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second son and repair, and not to set or permit said premises tax sale, may enjoin any successors or assigns, with
First party for themselves and their heirs, executors, with second party. The heirs, successors and assigns, as followed by the successor of the principal sum and interest above specification and the principal sum and interest above specification and the priority of this mortgage, or in foreclosing the same or in defending any action second. To pay all taxes, assessments and other charges which are now a lien at this mortgage or the debt secured thereby before the same shall become delinque. Third. To keep the buildings erected thereon or at any time hereafter erected as than by the premium for such insurance when the policies are issued, and to the fourth. To keep all improvements in the property for any unlawful purpose, then the second party may pay such taxes, on the used for any unlawful purpose, then the second party may pay such taxes, caste or removal of improvements or use of said property for any unlawful purpose, then the second party may pay such taxes, caste or removal of improvements or use of said property for any unlawful purpose, terest at seen per cent per annum from the date of such payments, and all such esame manner as the principal sum hereby secured. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same matures or if first party allows the taxes or assessments or	administrators, grantees and assigns hereby covows: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compact of deliver such policies and all renewals to second party. reto now upon or hereafter erected on the said premises in good conditions to be used for any unlawful purpose. or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from the second party, in the second party, in the expenditures shall be secured by this mortgage and shall be collected by the mortgage of the part of the charges on the said mortgaged property, or any part thereof, or other charges on the said mortgaged property, or any part thereof,	enants and agrees fore referred to, together for assigns, in maintaining tes or any part thereof, or and tornado in a sum not any satisfactory to second tion and repair, and not to taste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in tret thereof, either principal to become delinquent; or
First party for themselves and their heirs, executors, with second party, he heirs, successors and assigns, as followed by the first. To pay or cause to be paid the principal sum and interest above specification and expenses of collection, if any there shall be, and any costs, charter priority of this mortgage, or in foreclosing the same or in defending any action second. To pay all taxes, assessments and other charges which are now a lien this mortgage or the debt secured thereby before the same shall become delinque that. To keep the buildings erected thereon or at any time hereafter erected as than by the premium for such insurance when the policies are issued, and to a Fourth. To keep all improvements, including the first party fail to pay said taxes, charges or assessments, on the used for any unlawful purpose, then the second party may pay such taxes, caste or removal of improvements or use of said property for any unlawful purpose, therest at some per cent per annum from the date of such payments, and all such the same manner as the principal sum hereby secured. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same matures or if first party allows the taxes or assessments or move or suffer to be removed any buildings, fences, or other improvements there operty, or that may hereafter at any time be placed thereon, in good repair, or cainst loss or damage by fire and lightning and tornado, payable as above provided	administrators, grantees and assigns hereby covolus: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compto deliver such policies and all renewals to second party. eto now upon or hereafter erected on the said premises in good conditient to be used for any unlawful purpose. or to effect and maintain said fire and tornado insurance or suffer we hearges and assessments, may purchase insurance, may redeem from the said any moneys so expended shall be repaid to second party, the substance of the contemplates on the said mortgaged property, or any part thereof, efform; or fail to keep said buildings, fences and all other improvemental to keep the buildings now erected, or hereafter to be erected it; or fail to keep the buildings now erected, or hereafter to be erected.	enants and agrees fore referred to, together s or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second tion and repair, and not to taste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in tt thereof, either principal to become delinquent; or ints that are now on said on said property, insured cies are issued; or fail to
First party for themselves and their heirs, executors, with second party, he heirs, successors and assigns, as followed the first. To pay or cause to be paid the principal sum and interest above specification and expenses of collection, if any there shall be, and any costs, charten priority of this mortgage, or in foreclosing the same or in defending any action Second. To pay all taxes, assessments and other charges which are now a lient this mortgage or the debt secured thereby before the same shall become deling the first that the second party of the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements, MENGAIN ENCS, and all appurtenances theremain or permit waste of the premium hereby mortgaged, nor use or allow same Fifth. That should first party fail to pay said taxes, charges or assessments, on be used for any unlawful purpose, then the second party may pay such taxes, caste or removal of improvements or use of said property for any unlawful purpose terest at some party in the principal sum hereby secured. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same matures or if first party allows the taxes or assessments to reporty, or that may hereafter at any time be placed thereon, in good repair, or cainst loss or damage by fire and lightning and tornado, payable as above provided liver such policies, or any renewals thereof, to second party, or its assigns; or undered the parties of the parties or the policies, or any renewals thereof, to second party, or its assigns; or undered the parties of the parties or the provided party or the provided property shall be diminished; or if any suit be brought the property to this mortrage or affecting in any manner its validity, then upon the heart of the parties the parties or the property the property of the property shall be diminished; or if any suit be brought the property of the parties or affecting in any manner its validity.	administrators, grantees and assigns hereby covols: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compt of deliver such policies and all renewals to second party. The to be used for any unlawful purpose. Or to effect and maintain said fire and tornado insurance or suffer we harges and assessments, may purchase insurance, may redeem from the said any moneys so expended shall be repaid to second party. The expenditures shall be secured by this mortgage, or any pair other charges on the said mortgaged property, or any part thereof, efform; or fail to keep said buildings, fences and all other improvement of the lower parts of the said to pay the insurance premiums when the contemplated policies or permit said property to be used for any unlawful purpose by any person, affecting in any manner, the title of first party, or handpening of any of said contingencies, at the option of second party.	enants and agrees or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; or must that are now on said on said property, insured ion, and property, insured ion, or do any other act wherein a lien is claimed or is assigns. It whole
First party for themselves and their heirs, executors, with second party, he heirs, successors and assigns, as followed the first. To pay or cause to be paid the principal sum and interest above specification and expenses of collection, if any there shall be, and any costs, charten priority of this mortgage, or in foreclosing the same or in defending any action Second. To pay all taxes, assessments and other charges which are now a lien this mortgage or the debt secured thereby before the same shall become deling. Third. To keep the buildings erected thereon or at any time hereafter erected so than the first of their actual value, loss, if any, payable to second party, or arty; to pay the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements at the property and all appurtenances there maint or permit waste of the premises hereby mortgaged, nor use or allow same Fifth. That should first party fall to pay said taxes, charges or assessments, o aste or removal of improvements or use of said property for any unlawful purpose terest at some per cent per annum from the date of such payments, and all such esame mainer as the principal sum hereby secured. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same matures or if first party allows the taxes or assessments thereoperty, or that may hereafter at any time be placed thereon, in good repair, or move or suffer to be removed any buildings, fences, or other improvements thereoperty, or that may hereafter at any time be placed thereon, in good repair, or cainst loss or damage by fire and lightning and tornado, payable as above provided valves of said property shall be diminished; or its assigns; or unhereby the value of said property shall be diminished; or its assigns; or unhereby the value of said property shall be diminished; to it any suit be brought hereby the value of said property shall be diminished; to it any suit be brought of the parties hereby the value of said prope	administrators, grantees and assigns hereby covolows: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compact of the control	enants and agrees for e referred to, together or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; or mits that are now on said on said property, insured the said property, insured the said property in the total control of the said property in the total control of the said property, insured the said of t
First party for themselves and their heirs, executors, with second party. The heirs, successors and assigns, as followed the successors and assigns, as followed the principal sum and interest above specification and costs and expenses of collection, if any there shall be, and any costs, charter priority of this mortgage, or in foreclosing the same or in defending any action Second. To pay all taxes, assessments and other charges which are now a lien at this mortgage or the debt secured thereby before the same shall become delingually the property of their actual value, loss, if any, payable to second party, or array; to pay the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements are thereby mortgaged, nor use or allow same. Fifth. That should first party fall to pay said taxes, charges or assessments, on the used for any unlawful purpose, then the second party may pay such taxes, caste or removal of improvements or use of said property for any unlawful purpose, there are selected as the principal sum hereby secured. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same matures or if first party allows the taxes or assessments or move or suffer to be removed any buildings, fences, or other improvements there operty, or that may hereafter at any time be placed thereon, in good repair, or ainst loss or damage by fire and lightning and tornado, payable as above provided liver such policies, or any renewals thereof, to second party, or its assigns; or undered the value of said property shall be diminished; or if any suits be brought in perior to this mortgage or affecting in any manner its validity, then upon the redebtedness secured hereby shall without notice immediately become due and collect see this mortgage. Seventh. It is further agreed that the rents, issues, and profits of said real est dithat in case of foreclosure of this mortgage for any cause, the holder of same so the mortgage.	administrators, grantees and assigns hereby covols: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compt of deliver such policies and all renewals to second party. reto now upon or hereafter erected on the said premises in good condition to be used for any unlawful purpose. or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from the expenditures shall be secured by this mortgage, or any pair other charges on the said mortgaged property, or any part thereof, efform; or fail to keep said buildings, fences and all other improvement fail to keep the buildings now erected, or hereafter to be erected it; or fail to pay the insurance premiums when the contemplated policies or permit said property to be used for any unlawful purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party, or table; and the second party or with assigns may proceed at once, or at shall be entitled to have a receiver appointed to take possession of said lebt, interest shall be entitled to have a receiver appointed to take possession of said lebt, interest shall be entitled to have a receiver appointed to take possession of said lebt, interest shall be entitled to have a receiver appointed to take possession of said lebt, interest shall be entitled to have a receiver appointed to take possession of said lebt, interest shall be entitled to have a receiver appointed to take possession of said lebt, interest shall be entitled to have a receiver appointed to take possession of said lebt.	enants and agrees or efferred to, together or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; or ints that are now on said on said property, insured ices are issued; or fail to e, or do any other act wherein a lien is claimed or the assigns, the whole tay time later, to forethis distorney fees and costs, id property, real and period.
First party for themselves and their heirs, executors, with second party, he heirs, successors and assigns, as followed the successors and assigns, as followed the successors and expenses of collection, if any there shall be, and any costs, charted priority of this mortgage, or in foreclosing the same or in defending any action Second. To pay all taxes, assessments and other charges which are now a lien at this mortgage or the debt secured thereby before the same shall become delingually the premium for such insurance when the policies are issued, and to Fourth. To keep the buildings erected thereon or at any time hereafter erected as than by the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements for the pay the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements for pay and taxes, charges or assessments, on the used for any unlawful purpose, then the second party may pay such taxes, caste or removal of improvements or use of said property for any unlawful purpose, then the date of such payments, and all sucle same manner as the principal sum hereby secured. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same matures or if first party allows the taxes or assessments or move or suffer to be removed any buildings, fences, or other improvements there operty, or that may hereafter at any time be placed thereon, in good repair, or ainst loss or damage by fire and lightning and tornado, payable as above provided liver such policies, or any renewals thereof, to second party, or its assigns; or undereby the value of said property shall be diminished; or if any suits be brought in perior to this mortgage or affecting in any manner its validity, then upon the fedebtedness secured hereby shall without notice immediately become due and collect see this mortgage. Seventh. It is further agreed that the rents, issues, and profits of said real est dithat in case of foreclosure of this	administrators, grantees and assigns hereby covows: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compt of deliver such policies and all renewals to second party. reto now upon or hereafter erected on the said premises in good condition to every decimal and insurance or suffer we charges and assessments, may purchase insurance, may redeem from the sea and any moneys so expended shall be repaid to second party. The expenditures shall be secured by this mortgage, or any pair other charges on the said mortgaged property, or any part thereof, efform; or fail to keep said buildings, fences and all other improvementable to keep the buildings now erected, or hereafter to be erected it; or fail to pay the insurance premiums when the contemplated policies or fail to pay the insurance premiums when the contemplated policies or fail to pay the insurance premiums when the contemplated purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party title; and the second party or wis assigns may proceed at once, or at tate are hereby pledged as security for payment of said debt, interest shall be entitled to have a receiver appointed to take possession of said estate and apply the net profits to the payment of said debt and valves the privileges and rights which are afforded by the homestead	enants and agrees or efferred to, together or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; or into that are now on said on said property, insured its are issued; or fails to e, or do any other act wherein a lien is claimed or assigns, the whole the any time later, to fore, attorney fees and costs, id property, real and perinterest and costs of the statutes of the Statutes of the Statutes.
First party for themselves and their heirs, executors, ith second party, heirs, successors and assigns, as followed the successors and assigns, as followed the successors and expenses of collection, if any there shall be, and any costs, charten priority of this mortgage, or in foreclosing the same or in defending any action Second. To pay all taxes, assessments and other charges which are now a lien this mortgage or the debt secured thereby before the same shall become delingually the premium for such insurance when the policies are issued, and to Fourth. To keep the buildings erected thereon or at any time hereafter erected as than by the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements are the profits and all appurtenances there mit or permit waste of the premium for by the pay said taxes, charges or assessments, on the used for any unlawful purpose, then the second party may pay such taxes, caste or removal of improvements or use of said property for any unlawful purpose, therefore the date of such payments, and all sucle same manner as the principal sum hereby secured. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same matures or if first party allows the taxes or assessments or move or suffer to be removed any buildings, fences, or other improvements there operty, or that may hereafter at any time be placed thereon, in good repair, or cainst loss or damage by fire and lightning and tornado, payable as above provided liver such policies, or any renewals thereof, to second party, or its assigns; or undereby the value of said property shall be diminished; or if any suit be brought in hereby the value of said property shall be diminished; or if any suit be brought in perior to this mortgage or affecting in any manner its validity, then upon the perior to this mortgage or the adminished; or if any suit be brought in perior to this mortgage or affecting in any manner its validity, then upon the perior to this mor	administrators, grantees and assigns hereby covolus: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compt of deliver such policies and all renewals to second party. The to be used for any unlawful purpose. Or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from the expenditures shall be secured by this mortgage and shall be collected be made in payment of the debt secured by this mortgage, or any pair other charges on the said mortgaged property, or any part thereof, efform; or fail to keep said buildings, fences and all other improvementable to keep the buildings now erected, or hereafter to be erected it; or fail to pay the insurance premiums when the contemplated policies or pair to pay the insurance premiums when the contemplated policies or fail to pay the insurance premiums when the contemplated purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party title; and the second party or his assigns may proceed at once, or at tate are hereby pledged as security for payment of said debt, interest shall be entitled to have a receiver appointed to take possession of said estate and apply the net profits to the payment of said debt and valves the privileges and rights which are afforded by the homestead secured, and in case of the foreclosure of this mortgage for any call hands the day and year first above written.	enants and agrees for e referred to, together or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; or must that are now on said on said property, insured ies are issued; or fails tog, or do any other act wherein a lien is claimed or assigns, the whole the any time later, to fore, attorney fees and costs, id property, real and perinterest and costs of the statutes of the State of use, the premises herein-
First party for themselves and their heirs, executors, ith second party, the heirs, successors and assigns, as followed the successors and assigns, as followed the successors and assigns, as followed the successor of the succes	administrators, grantees and assigns hereby covolows: ided, or as set out in the certain promissory note or notes hereinbeing the title to said property. or affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisurent. or may hereafter be levied or assessed upon or against the said premisurent. or may hereafter be levied or assessed upon or against the said premisurent. or be deliver such policies and all renewals to second party. or to effect and maintain said fire and tornado insurance or suffer we have seen and assessments, may purchase insurance, may redeem from the said and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the second is to expend to second party, the second party and the second party to be used for any unlawful purpose the second party to be used for any unlawful purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party, title; and the second party or his assigns may proceed at once, or a tate are hereby pledged as security for payment of said debt, interest shall be entitled to have a receiver appointed to take possession of said estate and apply the net profits to the payment of said debt, and waives the privileges and rights which are afforded by the homeste	enants and agrees for e referred to, together or assigns, in maintaining ses or any part thereof, on and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; on ints that are now on said on said property, insured cles are issued; or fail to the or do any other act wherein a lien is claimed or as assigns, the whole tany time later, to fore, attorney fees and costs, id property, real and perinterest and costs of the statutes of the State of suse, the premises herein-
First party for themselves and their heirs, executors, ith second party, the heirs, successors and assigns, as followed the successors and assigns, as followed the successors and assigns, as followed the successor of the succes	administrators, grantees and assigns hereby covolus: ied, or as set out in the certain promissory note or notes hereinbeinges or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compt of deliver such policies and all renewals to second party. The to be used for any unlawful purpose. Or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from the expenditures shall be secured by this mortgage and shall be collected be made in payment of the debt secured by this mortgage, or any pair other charges on the said mortgaged property, or any part thereof, efform; or fail to keep said buildings, fences and all other improvementable to keep the buildings now erected, or hereafter to be erected it; or fail to pay the insurance premiums when the contemplated policies or pair to pay the insurance premiums when the contemplated policies or fail to pay the insurance premiums when the contemplated purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party title; and the second party or his assigns may proceed at once, or at tate are hereby pledged as security for payment of said debt, interest shall be entitled to have a receiver appointed to take possession of said estate and apply the net profits to the payment of said debt and valves the privileges and rights which are afforded by the homestead secured, and in case of the foreclosure of this mortgage for any call hands the day and year first above written.	enants and agrees for e referred to, together or assigns, in maintaining ses or any part thereof, on and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; on ints that are now on said on said property, insured cles are issued; or fail to the or do any other act wherein a lien is claimed or as assigns, the whole tany time later, to fore, attorney fees and costs, id property, real and perinterest and costs of the statutes of the State of suse, the premises herein-
First marks for themselves and their heirs, executors, with second party, heirs, successors and assigns, as followed the property of this mortgage, or in foreclosing the same or in defending any action. Second. To pay all taxes, assessments and other charges which are now a lien this mortgage or the debt secured thereby before the same shall become deling this mortgage or the debt secured thereby before the same shall become deling this mortgage or the debt secured thereby before the same shall become deling that. To keep the buildings erected thereon or at any time hereafter erected so than before the same shall become deling that the premium for such insurance when the policies are issued, and to fourth. To keep all improvements, the parties hereby mortgaged, nor use or allow same Fifth. That should first that the premium for such insurance when the policies are issued, and it is partied to be used for any unlawful purpose, then the second party may pay such taxes, caste or removal of improvements or use of said property for any unlawful purpose terest at same per cent per annum from the date of such payments, and all such essential such as the same maturer as the principal sum hereby secured. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same maturer at any time be placed thereon, in good repair, or gainst loss or damage by fire and lightning and tornado, payable as above provided liver such policies, or any renewals thereof, to second party, or its assigns; or unlereby the value of said property shall be diminished; or if any suft be brought in property or this mortgage or affecting in any manner its validity, then upon the debtedness secured hereby shall without notice immediately become due and collect ose this mortgage. Seventh. It is further agreed that the rents, issues, and profits of said real est of that in case of foreclosure of this mortgage for any cause, the holder of same is default, pending foreclosure, sale and redemption, and to collect t	administrators, grantees and assigns hereby covolows: ided, or as set out in the certain promissory note or notes hereinbeing the title to said property. or affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisurent. or may hereafter be levied or assessed upon or against the said premisurent. or may hereafter be levied or assessed upon or against the said premisurent. or be deliver such policies and all renewals to second party. or to effect and maintain said fire and tornado insurance or suffer we have seen and assessments, may purchase insurance, may redeem from the said and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the second is to expend to second party, the second party and the second party to be used for any unlawful purpose the second party to be used for any unlawful purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party, title; and the second party or his assigns may proceed at once, or a tate are hereby pledged as security for payment of said debt, interest shall be entitled to have a receiver appointed to take possession of said estate and apply the net profits to the payment of said debt, and waives the privileges and rights which are afforded by the homeste	enants and agrees fore referred to, together or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; or mits that are now on said on said property, insured cless are issued; or fail to the come delinquent; or mits that are now on said on said property, insured cless are issued; or fail to the come alien is claimed or his assigns, the whole tany time later, to fore, attorney fees and costs, id property, real and perinterest and costs of the statutes of the State of tuse, the premises herein-
First. To pay or cause to be paid the principal sum and interest above specific the all costs and expenses of collection, if any there shall be, and any costs, char he priority of this mortgage, or in foreclosing the same or in defending any action. Second. To pay all taxes, assessments and other charges which are now a lien at this mortgage or the debt secured thereby before the same shall become deling. Third. To keep the buildings erected thereon or at any time hereafter erected as than before the rectual value, loss, if any, payable to second party, or arty; to pay the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements. In the property of the premium for such insurance when the policies are issued, and to be used for any unlawful purpose, thereby mortgaged, nor use or allow same. Fifth. That should first party fall to pay said taxes, charges or assessments, or aste or removal of improvements or use of said property for any unlawful purpose, atterest at same per cent per annum from the date of such payments, and all such estame manner as the principal sum hereby secured. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same matures or if first party allows the taxes or assessments or move or suffer to be removed any buildings, fences, or other improvements thereoperty, or that may hereafter at any time be placed thereon, in good repair, or gainst loss or damage by fire and lightning and tornado, payable as above provided eliver such policies, or any renewals thereof, to second party, or its assigns; or uhereby the value of said property shall be diminished; or if any suft be brought in order to this mortgage or affecting in any manner its validity, then upon the debtedness secured hereby shall without notice immediately become due and collect set this mortgage. Seventh, It is further agreed that the rents, issues, and profits of said real est and that in case of foreclosure, sale and redemption, and to collect th	administrators, grantees and assigns hereby covolows: ided, or as set out in the certain promissory note or notes hereinbeing the title to said property. or affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisurent. or may hereafter be levied or assessed upon or against the said premisurent. or may hereafter be levied or assessed upon or against the said premisurent. or be deliver such policies and all renewals to second party. or to effect and maintain said fire and tornado insurance or suffer we have seen and assessments, may purchase insurance, may redeem from the said and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the seen and any moneys so expended shall be repaid to second party, the second is to expend to second party, the second party and the second party to be used for any unlawful purpose the second party to be used for any unlawful purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party, title; and the second party or his assigns may proceed at once, or a tate are hereby pledged as security for payment of said debt, interest shall be entitled to have a receiver appointed to take possession of said estate and apply the net profits to the payment of said debt, and waives the privileges and rights which are afforded by the homeste	enants and agrees fore referred to, together or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; or must that are now on said on said property, insured ties are issued; or fail to be, or do any other act wherein a lien is claimed or the assigns, the whole tany time later, to fore, attorney fees and costs, id property, real and perinterest and costs of the statutes of the State of suse, the premises herein-
First party for themselves and their heirs, executors, with second party, heirs, successors and assigns, as foliating the second party, heirs, successors and assigns, as foliating the second party of this mortgage, or in foreclosing the same or in defending any action second. To pay all taxes, assessments and other charges which are now a lienger this mortgage or the debt secured thereby before the same shall become delined this mortgage or the debt secured thereby before the same shall become delined this mortgage or the debt secured thereby before the same shall become delined this mortgage or the debt secured thereby before the same shall become delined the second party and the premium for such insurance when the policies are issued, and the fourth. To keep all improvements, MERICAN KEE, and all appurtenances theremulated the premium of the premium of the pay said taxes, charges or assessments, on the used for any unlawful purpose, then the second party may pay such taxes. Fifth. That should first party tall to pay said taxes, charges or assessments, on the used for any unlawful purpose, then the second party may pay such taxes. Sixth. And it is further agreed between the parties hereto that if default shall interest, as the same matures or if first party allows the taxes or assessments or move or suffer to be removed any buildings, fences, or other improvements there operty, or that may hereafter at any time be placed thereon, in good repair, or quints loss or damage by fire and lightning and tornado, payable as above provided liver such policies, or any renewals thereof, to second party, or its assigns; or underesty the value of said property shall be diminished; or if any suit be brought in perior to this mortgage or affecting in any manner its validity, then upon the perior to this mortgage or affecting in any manner its validity, then upon the perior to this mortgage. Seventh, It is further agreed that the rents, issues, and profits of said real tafter deducting all the costs of such proceedings. Ei	administrators, grantees and assigns hereby covows: ied, or as set out in the certain promissory note or notes hereinbed grees or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compart of deliver such policies and all renewals to second party. reto now upon or hereafter erected on the said premises in good condition to the seed for any unlawful purpose. or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from the expenditures shall be secured by this mortgage and shall be collect be made in payment of the debt secured by this mortgage, or any part or other charges on the said mortgaged property, or any part thereof, efform; or fail to keep the buildings now erected, or hereafter to be erected it; or fail to keep the buildings now erected, or hereafter to be erected it; or fail to pay the insurance premiums when the contemplated policies or permit said property to be used for any unlawful purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party, tible; and the second party or this assigns may proceed at once, or a fate are hereby pledged as security for payment of said debt, interest shall be entitled to have a receiver appointed to take possession of said estate and apply the net profits to the payment of said debt and valves the privileges and rights which are afforded by the homestead secured, and in case of the foreclosure of this mortgage for any estables the day and year first above written. Ruby D. Nelson	enants and agrees fore referred to, together is or assigns, in maintaining less or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to less as a part of and in ret thereof, either principal to become delinquent; or onts that are now on said on said property, insured cless are issued; or fail to condition any other not wherein a lien is claimed or the assigns, the whole t any time later, to fore- , attorney fees and costs, id property, real and per- interest and costs of the statutes of the State of suse, the premises herein- and for Madison
First party for themselves and their heirs, executors, with second party, heirs, successors and assigns, as foll First. To pay or cause to be paid the principal sum and interest above specificated in the costs and expenses of collection, if any there shall be, and any coats, char e priority of this mortgage, or in foreclosing the same or in defending any action to second. To pay all taxes, assessments and other charges which are now a lien a this mortgage or the debt secured thereby before the same shall become deling. Third, to keep the buildings erected thereon or at any time hereafter erected as than the premium for such insurance when the policies are issued, and the Fourth. To keep all improvements, Industry, Edg., and all appurtenances thermit or permit waste of the premium for such insurance when the policies are issued, and remitted or permitted that the pay and the premium for such insurance when the policies are issued, and remitted or permitted that the pay and the premium of the premi	administrators, grantees and assigns hereby covows: ied, or as set out in the certain promissory note or notes hereinbed grees or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compart of deliver such policies and all renewals to second party. reto now upon or hereafter erected on the said premises in good condition to the seed for any unlawful purpose. or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from the expenditures shall be secured by this mortgage and shall be collect be made in payment of the debt secured by this mortgage, or any part or other charges on the said mortgaged property, or any part thereof, efform; or fail to keep the buildings now erected, or hereafter to be erected it; or fail to keep the buildings now erected, or hereafter to be erected it; or fail to pay the insurance premiums when the contemplated policies or permit said property to be used for any unlawful purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party, tible; and the second party or this assigns may proceed at once, or a fate are hereby pledged as security for payment of said debt, interest shall be entitled to have a receiver appointed to take possession of said estate and apply the net profits to the payment of said debt and valves the privileges and rights which are afforded by the homestead secured, and in case of the foreclosure of this mortgage for any estables the day and year first above written. Ruby D. Nelson	enants and agrees for referred to, together or assigns, in maintaining less or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in ret thereof, either principal to become delinquent; or onts that are now on said on said property, insured cless are issued; or fail to be, or do any other act wherein a lien is claimed or the assigns, the whole t any time later, to foreinterest and costs, id property, real and perinterest and costs of the statutes of the State of suse, the premises hereinman and for Madison
ith second party, the heirs, successors and assigns, as foll. First. To pay or cause to be paid the principal sum and interest above specifith all costs and expenses of collection, if any there shall be, and any costs, char e priority of this mortgage, or in foreclosing the same or in defending any action of the payon and the same of the priority of this mortgage or the debt secured thereby before the same shall become delling that is mortgage or the debt secured thereby before the same shall become delling third. To keep the buildings erected thereon or at any time hereafter erected as than of their actual value, loss, if any, payable to second party, or itry; to pay the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements, it is any payable to second party, or itry; to pay the premium for such insurance when the policies are issued, and to Fourth. To keep all improvements, it is any payable to second party, or itry; to pay the premium for such insurance when the policies are issued, and to Fourth. That should first pay that the payable to second party, or it is considered to the payable to second party, or it is considered to the payable to second payable same second payable to payable to be payable to second payable to payable to be payable to pa	administrators, grantees and assigns hereby covows: ied, or as set out in the certain promissory note or notes hereinbed grees or attorney's fees incurred and paid by second party, its successors on affecting the title to said property. or may hereafter be levied or assessed upon or against the said premisuent. upon said property, insured against loss or damage by fire, lightning its successors or assigns, such insurance to be obtained in a compart of deliver such policies and all renewals to second party. reto now upon or hereafter erected on the said premises in good condition to the seed for any unlawful purpose. or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from or to effect and maintain said fire and tornado insurance or suffer we charges and assessments, may purchase insurance, may redeem from the expenditures shall be secured by this mortgage and shall be collect be made in payment of the debt secured by this mortgage, or any part or other charges on the said mortgaged property, or any part thereof, efform; or fail to keep the buildings now erected, or hereafter to be erected it; or fail to keep the buildings now erected, or hereafter to be erected it; or fail to pay the insurance premiums when the contemplated policies or permit said property to be used for any unlawful purpose by any person, affecting in any manner, the title of first party, or happening of any of said contingencies, at the option of second party, tible; and the second party or this assigns may proceed at once, or a fate are hereby pledged as security for payment of said debt, interest shall be entitled to have a receiver appointed to take possession of said estate and apply the net profits to the payment of said debt and valves the privileges and rights which are afforded by the homestead secured, and in case of the foreclosure of this mortgage for any estables the day and year first above written. Ruby D. Nelson	enants and agrees for ereferred to, together or assigns, in maintaining ses or any part thereof, or and tornado in a sum not any satisfactory to second ion and repair, and not to aste or permit said premises tax sale, may enjoin any successors or assigns, with tible as a part of and in the thereof, either principal to become delinquent; or ints that are now on said on said property, insured cites are issued; or fail to the action of the assigns, the whole tany time later, to fore, attorney fees and costs, id property, real and perinterest and costs of the statutes of the State of suse, the premises hereinmand and for Madison

