

Mortgage Record No 97 , Madison County, Iowa

JENKINS & FERGEMANN CO., WATERLOO, IOWA, 1918

Glenn A. Scoles and wife

TO

G. J. Blair

Filed for record the 15 day of June

A. D. 1946, at 8:40 o'clock A. M.

#2757

Pearl E. Shetterly

Recorder.

By Wilma M. Wade

Deputy.

Recording Fee, \$ .80

THIS MORTGAGE, Made the 12th, day of June 1946, by and between  
Glenn A. Scoles and Phyllis R. Scoles, his wife,  
of Madison County, and State of Iowa, hereinafter called the mortgagors, and  
G. J. Blair hereinafter called ~~the~~ mortgagee.

WITNESSETH: That the mortgagor, in consideration of the sum of SEVEN HUNDRED & No/100 (\$ 700.00 ) DOLLARS  
paid by the mortgagee, do hereby convey to the mortgagee his heirs and assigns, forever, the following tracts of land in the County  
of Madison, State of Iowa, to-wit:

LOT TWENTY-TWO (22) IN BLOCK THREE (3)  
OF DANFORTH'S SECOND ADDITION TO THE  
CITY OF WINTERSET, MADISON COUNTY, IOWA.

This Mortgage having been  
paid in full, I hereby release and  
discharge the same of record, this  
4 day of November 1947  
G. J. Blair  
Witnessed by  
Wilma M. Wade  
Recorder

containing in all --- acres, with all appurtenances thereto belonging, and the mortgagors warrant the title against all persons whomsoever.

All rights of homestead and contingent interest known as dower are hereby conveyed. To be void upon the following conditions:

First. That the mortgagors shall pay to the mortgagee or his heirs, executors, or assigns, the sum of  
SEVEN HUNDRED & No/100 - - - (\$ 700.00 ) Dollars  
or before

on the 1st day of December A. D. 1948,  
with interest at the rate of Five per cent per annum, payable semi annually, according to the tenor and effect of the one

certain promissory note, of the said Glenn A. Scoles and Phyllis R. Scoles, his wife  
home

bearing even date herewith; principal and interest payable at the time of G. J. Blair The option is hereby given the  
mortgagors to pay \$150.00 or any multiple thereof on any interest paying date.

Second. That the mortgagors shall keep the buildings on said real estate insured in some responsible company or companies, satisfac-  
tory to mortgagee, for the use and security of the mortgagee, in a sum not less than two-thirds their value, and deliver to the mortgagee the  
policies and renewal receipts.

Third. The mortgagors shall pay when due, and before delinquent, all taxes which are, or become, a lien on said premises; if mortga-  
gors fail either to pay such taxes, or promptly to effect such insurance, then the mortgagee may do so; and should the mortgagee become in-  
volved in litigation either in maintaining 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, as also for taxes 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 eight per cent per annum interest thereon, from the date of such payments.

Fourth. 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 sum hereby secured to become due and collectible forthwith  
without notice or demand, and mortgagee shall be, and is hereby, authorized to take immediate possession of all ~~of~~ said property, and to  
rent the same, and shall be held liable to account to mortgagors only for the net profits thereof, and such possession for such purposes shall  
continue to the end of the year of redemption. It is also agreed that the taking possession thereof as above provided shall in no manner  
prevent or retard mortgagee in the collection of said sums by foreclosure or otherwise.

Fifth. And in the event a suit is lawfully commenced to foreclose this mortgage, reasonable attorney's fees for mortgagee's attorney  
are to be considered as a part of the costs of the suit and collected in the same manner.

IN WITNESS WHEREOF, signed by the mortgagors, the day and year first herein written.

Glenn A. Scoles

Phyllis R. Scoles

STATE OF IOWA, MADISON COUNTY, ss.

On the 12th day of June A. D. 1946, before me, the undersigned, a Notary Public, in and for

said County, ~~State~~, came

Glenn A. Scoles and Phyllis R. Scoles, his wife,

to me personally known to be the identical persons whose names are subscribed to the foregoing  
mortgage as maker - thereof and acknowledged the execution of the same to be their voluntary act and deed.

WITNESS my hand and official seal, the day and year last above written.

Phil R Wilkinson

Notary Public in and for Madison County, Iowa

