

Fred A. & Anna Katharine Bobst } STATE OF IOWA, Madison County, ss.
 Filed for record this 5 day of January A. D. 1948
 at 3:20 o'clock P. M.
 TO } MORTGAGE
 Chris Wolf and E. L. Schroppel } #34 Wilma M. Wade Recorder
 By _____ Deputy
 Recording Fees, \$1.00

THIS MORTGAGE, made this 5th day of January A. D. 1948, by and between
 Fred A. Bobst and wife, Anna Katharine Bobst,

of the County of Madison, State of Iowa, hereinafter called the Mortgagors, and
 Chris Wolf and E. L. Schroppel

hereinafter called the Mortgagee. WITNESSETH: That the Mortgagors, in consideration of the
 sum of Thirty-eight hundred and no/100 - - - - - (\$3,800.00) DOLLARS,
 paid by the Mortgagee, do hereby sell, transfer, and convey to the Mortgagee, their heirs, executors

or assigns, the following tracts of land in the County of Madison, State of Iowa, to-wit:
 The Northeast Fractional Quarter of the Northwest Quarter, and the North-
 east Quarter of the Southwest Quarter, and the South 10 acres of the
 Southeast Quarter of the Northwest Quarter, and the West Half of the North-
 west Quarter of the Northeast Quarter, and the West Half of the Southwest
 Quarter of the Northeast Quarter, all in Section 3, in Township 75 North,
 Range 26, West of the 5th P. M. Iowa; and,
 ALSO, the South 10 acres of the Southwest Quarter of the Southeast
 Quarter, and the South Half of the Northeast Quarter of the Southwest
 Quarter (except about 2 acres thereof lying North of Middle River), and
 the West Half of the Southeast Quarter of the Southwest Quarter, and
 the following described tract of land, to-wit: Commencing at the Southwest
 corner of the East Half of the Southeast Quarter of the Southwest Quarter,
 running thence North 60 rods, thence East 10-1/3 rods, thence South 60
 rods, thence West 10-1/3 rods to the Place of Beginning, all in Section
 34, in Township 76 North, Range 26, West of the 5th P. M. Iowa,

containing in all 186 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, their heirs, executors
 or assigns, the sum of Thirty-eight hundred and no/100 - - - - - (\$3,800.00) DOLLARS,
 on the 4th day of December, A. D. 1952,
 with interest according to the tenor and effect of the one certain promissory note of the said mortgagors,

dated December 4, 1947, principal and interest payable at the office of Office of Security Loan and 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 Mort-
 gagee, 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 Mortgagors fail either to pay such taxes or interest, or promptly to effect such insurance, then the Mortgagee may do so; and should the Mort-
 gagee become involved 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, 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 seven 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 with-
 out 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, their
 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, without 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 appointment of a re-
 ceiver than the default aforesaid.

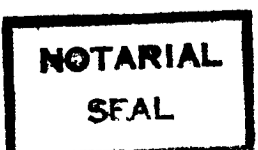
And in the event a suit is lawfully commenced to foreclose this mortgage, Mortgagee's reasonable attorney fees are to be considered as a part of the costs of
 the suit and collected in the same manner.

Signed the day and year first herein written.
 Fred A. Bobst
 Anna Katharine Bobst.

STATE OF IOWA, }
 Madison County } ss.
 On this 5th day of January, A. D. 1948, before me, the undersigned, a Notary Public in and for
 Madison County, Iowa, personally appeared
 Fred A. Bobst and wife, Anna Katharine Bobst,

to me known to be the persons 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.

Mortgage Record 422 Page 344 For Release of Annexed Mortgage See