

Real Estate Mortgage Record, No. 98, Madison County, Iowa

Form No. 139H—Federal Land Bank of Omaha, Omaha, Neb., containing 1,358 printed words. Form No. F. L. B. 208-I, Revised October, 1945.

MATT PARROTT & SONS CO., WATERLOO, IOWA F8205

MORTGAGE

George T. Jackson, et ux.

TO

THE FEDERAL LAND BANK OF OMAHA

Omaha, Nebraska

Filed for Record the 3 day of February

A. D. 1948, at 4:00 o'clock P. M.

#501 Wilma M. Wade, Recorder.

By _____, Deputy.

Recording Fee, \$ 1.50 VC

Date January 26, 1948

George T. Jackson (also known as George Jackson) and Ruth E. Jackson, husband and wife

_____ Mortgagor(s),

of Madison County, Iowa, in consideration of

FOUR THOUSAND FIVE HUNDRED AND NO/100 - - - - - DOLLARS,

receipt of which is acknowledged, hereby mortgage(s) and convey(s) to

THE FEDERAL LAND BANK OF OMAHA, a Corporation,
of Omaha P. O., Douglas County, Nebraska,

Mortgagee, the following-described real property in Madison County, Iowa:

Southwest Quarter of the Southeast Quarter; and Southeast Quarter of the Southwest Quarter; and a tract of land described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 7, running thence South 35.63 rods, thence West 19 rods, thence North 14.38 rods, thence West to the West line of said Section 7, thence North 21.25 rods to the Northwest corner of the Southwest Quarter of the Southwest Quarter, thence East to the point of beginning; and that part of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter which lies North and West of Middle River; and the South 4 acres of that part of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter which lies South and East of Middle River; and Southeast Quarter of the Northwest Quarter of the Southwest Quarter, of Section 7; and Northwest Quarter of the Northeast Quarter; and Lot 8 of the Northeast Quarter of the Northwest Quarter (containing 14.44 acres, more or less), of Section 18, all in Township 75 North, Range 27; and North Half of the Northeast Quarter of the Southeast Quarter (except about 2 acres thereof lying South and West of Middle River); and that part of the East 26-2/3 rods of the South Half of the Northeast Quarter of the Southeast Quarter which lies North of Middle River, of Section 12, in Township 75 North, Range 28, all West of the 5th Principal Meridian (except from the above described land the following tract condemned for highway purposes: Beginning 858 feet East of the Southwest corner of said Southeast Quarter of the Southwest Quarter of Section 7, and running thence East 53.9 feet, thence North 10 degrees 12 minutes East 552.4 feet, thence North 79 degrees 48 minutes West 30 feet, thence North 10 degrees 12 minutes East 778.4 feet, thence East 121.9 feet, thence South 10 degrees 12 minutes West 1479.0 feet, thence Southwesterly along a 1196-foot radius curve, concave Westerly 350.1 feet, thence North 1 degree 02 minutes East 470 feet to the point of beginning, and containing 3.2 acres, more or less), containing in all 195 acres, more or less, according to Government Survey,

Subject to the rights of the public in all highways,

together with all of the right, title, and interest of the Mortgagor(s) in said property now owned, or hereafter acquired, and including all buildings and improvements now on, or hereafter placed upon, said real property; including also all water, irrigation and drainage rights, and including the rents, issues, crops, and profits from such real property as specified in the chattel mortgage clause hereinafter set forth

This Mortgage is given to secure, and this conveyance shall be void upon the payment of a promissory note of even date herewith, executed by Mortgagor(s) to

Mortgagee, in the principal sum of

FOUR THOUSAND FIVE HUNDRED AND NO/100 - - - - - DOLLARS, with interest at the rate of four percent per annum, said principal with interest being payable on an amortization plan in sixty semiannual installments, the last installment being due and payable on the first day of January, 1978, and providing that defaulted payments shall bear interest at the rate of six percent per annum.

The Mortgagors, and each of them, hereby warrant that they are fee owners of the mortgaged real property; that they will defend the title against all claimants whomsoever, and that said property is free from all encumbrances; and they relinquish all rights of homestead in said premises, and covenant and agree with the Mortgagee, as follows:

- (1) To use the proceeds of the loan secured hereby solely for the purposes specified in Mortgagors' application for said loan, and for purposes authorized by the Federal Farm Loan Act as amended.
- (2) To pay when due all taxes, liens, judgments, or assessments which may be lawfully assessed against the property herein mortgaged.
- (3) To insure and keep insured buildings and other improvements now on or which may hereafter be placed on said premises to the satisfaction of the Mortgagee. Any policy evidencing such insurance shall be endorsed with a mortgage clause, approved by and in favor of Mortgagee, and deposited with, loss thereunder to be payable to, Mortgagee as its interest may appear. At the option of Mortgagor(s), and subject to general regulations of the Farm Credit Administration, sums so received by Mortgagee may be used to pay for reconstruction of the destroyed improvement(s); or, if not so applied, may, at the option of Mortgagee, be applied in payment of any indebtedness, matured or unmatured, secured by this Mortgage.
- (4) To keep all buildings occupied and in good repair, and to refrain from the commission of any acts of removal, demolition or impairment thereof; not to cut or remove, or permit to be cut or removed, any wood or timber from said real property, and to commit or permit no waste or impairment of the value of this security; to continuously practice approved methods of farming on said lands, to prevent erosion and the spread of noxious and damaging weeds, and to preserve the fertility of the soil.
- (5) That in the event Mortgagor(s) fail(s) to pay when due any taxes, liens, judgments, or assessments lawfully assessed against the property herein mortgaged, or fail(s) to maintain insurance as hereinbefore provided, Mortgagee may make such payment or provide such insurance, and the amount(s) paid therefor shall become a part of the indebtedness secured hereby, due and payable immediately, and shall bear interest from the date of payment at the rate of six percent per annum.
- (6) That in the event Mortgagor(s) default(s) in the payment of said principal sum, or of any installment thereof, or of any interest thereon, at the time when the same shall be due, or with respect to any covenant or condition hereof, then, at the option of Mortgagee, the entire indebtedness secured hereby shall forthwith become due and payable, shall bear interest at the rate of six percent per annum, and the Mortgagee may immediately foreclose this Mortgage or pursue any other available legal remedy. In the event of any action by Mortgagee to enforce collection of the Mortgage debt, the Mortgagor(s) agree(s) that any expense incurred to procure or extend an abstract of title shall, when paid by Mortgagee, become a part of the debt secured hereby, and shall be paid by Mortgagor(s), together with all of the taxable costs of such action, including statutory attorney fees for Mortgagee's attorney.

Partial
For Release of Annexed Mortgage See
Mortgage Record 99 Page 415

For Release of Annexed Mortgage See
Mortgage Record 101 Page 446

(7) That in the event action is brought to foreclose this Mortgage for all or any part of the debt secured hereby, the Mortgagee shall be entitled to immediate possession of the mortgaged premises, and the court, or a judge thereof in vacation, may appoint a receiver to take possession of said premises to collect and receive rents and profits arising therefrom; and from any monies so collected, to pay taxes, provide insurance, make needed repairs to improvements upon the premises, and make any other expenditures authorized by the court; and apply any sum remaining after the payment of such authorized expenditures upon the mortgaged indebtedness.

(8) That failure or delay of Mortgagee to exercise any of its rights or privileges shall not be construed as a waiver thereof; that any act of Mortgagee waiving any specific default of Mortgagor(s) shall not be construed as a waiver of any future defaults; that in case of default in the payment of any amortization installments or interest, or in case of payment by Mortgagee of any lien, judgment, tax, insurance, cost or expense, said Mortgagee shall have the privilege, without declaring the whole indebtedness due and payable, to foreclose on account of such specific default for such sums as are in default and such foreclosure proceedings may be had and the land described herein may be sold, subject to the unpaid indebtedness hereby secured, and this Mortgage shall continue as a lien for any unpaid balance.

CHattel Mortgage Clause

(9) AND, FURTHER, IN CONSIDERATION of the making of the loan secured by this Mortgage and to furnish said Mortgagee additional security for the payment thereof, and to give said Mortgagee a present lien and future liens upon crops growing, grown or to be grown on said premises, said Mortgagor(s), and each of them, hereby bargain and sell, grant and convey, unto said Mortgagee all crops growing, grown or to be grown on the land hereinbefore described, during the entire term of this Mortgage, and for each individual crop year during such term, and until the indebtedness secured hereby is fully paid, including all crops that have been severed from the soil; to have and to hold the same forever; and said Mortgagor(s), and each of them, warrant and agree to defend the same against all persons whomsoever. Upon condition, however, that if the said Mortgagor(s) shall fully pay all sums in accordance with the terms of the promissory note referred to in this Mortgage, and shall fully perform each and all of the covenants and agreements contained in this Mortgage, then, and in that event, the conveyance evidenced by this chattel mortgage provision shall be void; otherwise it shall remain in full force and effect. And to further secure the payment of said promissory note and in consideration of the making of the loan evidenced by said note and secured by this Mortgage, said Mortgagor(s) do hereby sell, transfer and assign unto said Mortgagee, all rents either in the form of cash, crops, or other things of value, from the mortgaged premises during the entire term of this Mortgage and until the indebtedness secured hereby is fully paid.

(10) THIS MORTGAGE IS SUBJECT TO THE PROVISIONS OF THE FEDERAL FARM LOAN ACT and all Acts amendatory thereof or supplementary thereto.

George T Jackson (SEAL)

Ruth E Jackson (SEAL)

(SEAL)

(SEAL)

(SEAL)

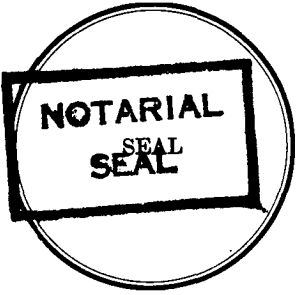
(SEAL)

STATE OF Iowa }
COUNTY OF Madison } ss.

On this 3 day of February, A. D. 19 48, before me, Loyd H. Van Patten.

a Notary Public in and for the County of Madison, State of Iowa, personally appeared

George T. Jackson (also known as George Jackson) and Ruth E. Jackson,
husband and wife,
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.



Loyd H. Van Patten
Notary Public in and for

said County of and State

My commission expires July 4 1948