H. A. Edwards

to

Bankers Life Company

No. 1507
Fee $.70

Filed for record this 24th day of June, A. D., 1931, at 10:55 o'clock A. M.

Mildred E. Knott, Recorder

GRANT OF POSSESSION

In re: No. 17885
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KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar ($1.00), and for other good and valuable considerations in hand paid by the Bankers Life Company of Des Moines, Iowa, receipt of which is hereby acknowledged, and for the further consideration of the Bankers Life Company's not asking or taking a deficiency judgment against the other parties to this agreement in event of the foreclosure of its mortgage on the premises hereinafter described, H. A. Edwards of Madison County, State of Iowa, does hereby give, grant, sell and convey to the said Bankers Life Company of Des Moines, Iowa, the full and exclusive right to enter into possession of the premises described as follows:

East one-half of Southeast Quarter (E½ SE¼) and Southeast Quarter of Northeast Quarter of Section 29-74-28, in Madison County, State of Iowa;

together with the right to rent the said premises on the best practical terms for a period of time beginning March 1 1932 and to receive and collect the rents of said property, and to apply the same on any delinquencies under its mortgage, and to pay therefrom the neces-

sary expenses for management of the above described premises, including among other things taxes, insurance, repairs and any other necessary expenses incurred in renting the said land, until all of the said items are fully paid; and in the event of a foreclosure of the Bankers Life Company's said mortgage, the said Bankers Life Company is to retain possession of the above described premises during the entire period of redemption and be entitled to the rents and profits thereof, provided, however, that in the event of redemption of the premises hereinbefore described by any of the parties to this agreement, the said Bankers Life Company will credit such party at the time of redemption with such rentals as are in excess of amounts thereof applied in payment of taxes, insurance, repairs, and all expenses incurred in operating the premises including the cost of improvements, and the said H. A. Edwards hereby agrees to peaceably surrender possession of said premises to the Bankers Life Company, its agents or lessees on said March 1 1932.

The right and privilege is hereby given to the Bankers Life Company, its agents or its lessees to enter said premises during the fall of 1931 for the purpose of doing fall plowing, making repairs on buildings, fences, etc. or for necessary other usual or necessary farm labor.

This instrument is given to the Bankers Life Company and taken by it as additional security, and not otherwise, and nothing in this agreement shall prevent the Bankers Life Company from starting foreclosure proceedings under the mortgage which it holds against the above described premises.

Dated at Winterset, Ia this 4 day of June, 1931.

H. A. Edwards

Witnesses:
Harry F. Anderson

STATE OF IOWA)
COUNTY OF POLK) ss

On this 4 day of June 1931, before me, Ralph Storm, a Notary Public in and for said County and State, personally appeared H. A. Edwards to me personally known to be the identical person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

WITNESS my hand and Notarial Seal at Des Moines, Iowa the day and year last above written.

Ralph Storm
Notary Public in and for Polk
County, State of Iowa

We hereby accept the conditions provided in the foregoing grant from H. A. Edwards.

Dated at Des Moines, Iowa, this 23rd day of June 1931.

NOTARIAL SEAL

BANKERS LIFE COMPANY
By G. W. Fowler
Vice President & Treasurer.