MATT PARROTT & SONS CO., WATERLOO, IOWA C34774

sufficient to protect him against any default that first party

Nellie Bernice Jickling
Glenn D. Jickling

Charles Stevenson
Eva Marie Stevenson

Lillie B. Niblo

To

Nels & Ethel Epperson

#2502

Fee $.80

Filed for record the 26 day of May A.D.1937 at 4;30 o'clock P.M.

Valda C. Bishop, Recorder

A G R E E M E N T

THIS AGREEMENT,Made and entered into this 6th day of October A.D.1933, by and between R.H.Crowell and Lucy Crowell(Husband and Wife), parties of the first part; Nels Epperson and Ethel Epperson(Husband and wife,) parties of the second part; and Lillie B. Niblo, party of the third part, all of Madison County,Iowa, WITNESSETH:

The parties of the first part hereby sell, assign and set over unto the parties of the second part all their right, title and interest in and to a certain land contract dated October 5th,1932, whereby the said Lillie_Niblo, party of the third part, contracted to sell to the parties of the first part the North Forty (40) Acres of the Southwest Quarter (SW¼) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26), except one acre on the South side of the East Twenty (20) acres tract as officially described by the Records of Madison County,Iowa, for the payment of the sum of $1500.00 according to the terms thereof.

In consideration of said assignment the parties of the second part agree to assume the payments of said land contract as provided therein except as modified herein.

It is further agreed that the parties of the first part shall pay to the said party of the third part the sum of $100.00 on or before January 1st, 1934, together with interest on the total sum remaining unpaid under the terms of said land contract on March 1st, 1934, and further agree to pay the 1932 taxes on said real estate which became due on January 1st, 1933, and to give to the party of the second part peaceable possession of said premises on March 1st, 1934, providing the parties of the second part have paid to the parties of the

first part the sum of $110.00.

It is further agreed by the parties of the second part that they accept said land contract and comply with the terms thereof except the term of payment which are modified as hereinafter mentioned.

It is further agreed that the party of the third part agrees to the assignment herein made and agrees to modify the terms contained in said land contract as follows: That the parties of the second part shall pay to the party of the third part the sum of $100.00 commencing on January 1st, 1935, and each succeeding year thereafter until all sums due under said contract have been paid except the sum of $850.00 at which time the party of the third part will give a deed to the parties of the second part and the parties of the second part will execute a first mortgage for $850.00 on said real estate due five years from that time, bearing 5½ per cent per annum.

The parties of the second part further agree to pay to the party of the third part the interest which becomes due on March 1st, 1935, and the interest which becomes due on the first day of March of each succeeding year thereafter, said interest to be at the rate of 5½ per cent per annum.

It is further agreed that the parties of the second part shall pay the taxes which become due on January 1st, 1934, on said real estate and all taxes becoming due thereafter.

It is further agreed that the parties of the second part are to have an option to pay any amount more than the amount herein agreed upon to the party of the third part at any time.

1st Parties { R.H.Crowell, Lucy Crowell } Lillie B. Niblo, Third Party. { Nels Epperson, Ethel Epperson } Second Parties.

Feb.1,1933 rec'd $15.00 Prin
" 1, " " 1.00 Int.
Apr 1," " $35.00 Prin
Dec.9 " " 100.00 "
Dec 9 " " 4.25 Int.
Feb.19 1934 rec'd $74.25 Int. on $1350 Due Mar.1,1934 from Nels Epperson
Mar 14,1935 rec'd $74.25 Interest
May 23, 1936 rec'd $74.25 Int.
Dec.18 1936 rec'd $100. Prin

Int due on $1250 = 68.75-3-1-37
" " " 100 = 4.38-3-1-37

$73.13 Int due
Rec'd on Int.due 3-1-37 $50.
23.13 Due
Ins Due 1.50 "

Nancy E. Oglesbee #2506 Filed for record the 27 day of