

THIS CONVEYANCE, is intended as a MORTGAGE to secure the payment of (\$ 3,000.00)
 Three Thousand and no/100- - - - - DOLLARS,
 Lawful Money of the United States, together with interest thereon according to the tenor and effect
 and conditions of that certain promissory note bearing even
 date made by Patrick C. Hogan and
 Nina Mae Krall
 payable to the order
 of C. A. Hood
 with interest thereon from date at the rate of ten (10) per cent. per annum, payable
 annually at Pullman, Washington,

and these presents shall be void if such payment is made according to the terms and conditions thereof. But in case default be made in the payment of the principal or interest of said promissory note, or any part thereof, when the same shall become due and payable, according to the terms and conditions thereof, or of any insurance premiums, taxes, charges or assessments on the said premises when the same shall be due, then the said part Y of the second part, his executors, administrators and assigns are hereby empowered to sell the said premises, with all and every of the appurtenances, or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, to retain the whole of said principal and interest, whether the same shall be then due or not, together with the costs and charges of making such sale, including the attorney's fee provided for herein; and the overplus, if any there be, shall be paid by the part Y making such sale, on demand, to the said part ies of the first part, their heirs or assigns. And in any suit or other proceeding that may be had for the recovery of said principal sum and interest on either said note or this mortgage, it shall and may be lawful for the said part Y of the second part, his heirs, executors, administrators or assigns, to include in the judgment that may be recovered, counsel fees and charges of attorneys and counsel employed in such foreclosure suit, the sum of Dollars (or in case of settlement or payment being made after suit has been commenced, and before the final decree has been entered thereon, an attorney's fee of Dollars, shall be taxed as part of the costs in such suit), as well as all payments that the said part Y of the second part, his heirs, executors, administrators or assigns may be obliged to make for or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

And the said part ies of the first part hereby agrees to keep the buildings and other improvements on said premises in good repair, and to keep the said buildings insured against loss by fire during the continuance of this mortgage, in some reliable insurance company or companies approved by the holder of this mortgage, in a sum not less than \$ 3,000.00 with loss, if any, payable to the said party of the second part, heirs, executors, administrators, assigns as his interest may appear, and to deliver said policies to the holder of this mortgage, with all premiums fully paid thereon; and failure to so do, or to comply with any of the provisions hereof shall work a forfeiture of the conditions of this mortgage and cause the full sum of both principal and interest of said promissory note to become immediately due and payable. Or the holder hereof at his option may procure such insurance to be written or taxes or assessments to be paid, and all sums of money paid by the holder hereof by way of premiums, costs, charges for such insurance, taxes or assessments, or to remove any, shall be added to the principal sum secured hereby, and bear the same rate of interest, and repayment thereof may be enforced against said premises in the manner herein provided.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their
 hand S and seal S the day and year first above written.

Signed, Sealed and Delivered in Presence of

Patrick C. Hogan (SEAL)

Mildred L. Hogan (SEAL)

(SEAL)

(SEAL)