

ventilating, elevating, watering and irrigating apparatus, stationary scales and other fixtures, now or hereafter belonging to or used in connection with the above described premises, all of which are hereby declared to be appurtenant to said land; and together with all waters and water rights of every kind and description and however evidenced, and all ditches or other conduits, rights therein and rights of way therefor, which now are or hereafter may be appurtenant to said premises or any part thereof, or used in connection therewith.

This conveyance is intended as a mortgage securing the performance of the covenants and agreements hereinafter contained, and the payment of the debt represented by one promissory note made by the mortgagors to the order of the mortgagees of even date herewith, for the principal sum of Twelve Thousand Three Hundred Sixty-Eight and 50/100 Dollars (12,368.50), with interest thereon from January 15, 1965 at the rate of 4% per annum on the principal sum from time to time remaining unpaid, payable to the mortgagees at Route 1, Tieton, Washington, as follows:

Monthly installments of \$80.00 each, payable on the 15th day of February, 1965, and continuing on the 15th day of each month thereafter for a period of one year from January 15, 1965, at which time the entire balance of principal shall be paid to the mortgagees out of a new loan to be secured by them within said time. Each of said payments shall be applied first to interest, then to principal, and it is expressly agreed that the entire principal amount may be paid by mortgagors before the expiration of one year from date hereof.

Mortgagors covenant and agree:

That they are lawfully seized of said premises in fee simple, have good right and lawful authority to convey and mortgage the same, and each of the mortgagors will warrant and defend the same forever against the lawful