

✓ for Three hundred dollars payable First November 1898

One Interest Note for Ten and $\frac{25}{100}$ dollars payable First November 1890 One Interest Note for Thirty dollars payable First November 1891. One Interest Note for Thirty dollars payable First November 1892 One Interest Note for Thirty dollars payable First November 1898. All of which Notes dated 2nd July 1890 are executed by George W. Martin and Kate Martin his wife and Mary M. Cafferly (widow) the said Mortgagors to the said Mortgage, on an actual loan of Three hundred dollars and are payable to the order of the said Mortgage at Portland, Oregon in United States gold coin with interest at the rate of Ten per cent per annum after maturity

And whereas the said Mortgagors for themselves and for their heirs and assigns have covenanted and agreed and do hereby covenant and agree to and with the said Mortgage his successors, legal representative and assigns as follows

1. That they will pay all and each of said note promptly as they become due

2. That they will pay all taxes and charges that may be assessed on said premises and on this mortgage and on the debt hereby secured before they become delinquent

3. That they will keep the improvements thereon in good repair and will not do or permit any waste of the premises hereby mortgaged.

4. That they have valid and unincumbered title in fee simple to the said premises

5. That during the existence of this debt they will keep the present building or any which may hereafter be erected on the said premises insured against fire to the extent of Two hundred dollars in some Fire Insurance Company to be named by the said Mortgage, for the benefit of the said Mortgage and to deliver the policies and renewals thereof to the said Mortgage, promptly after the issue thereof