3 5 1116

This Conveyance is intended as a Mortgage to secure the payment of the sum of Eight hundred dollars in accordance with the tenor of a certain promissory note of which the following is a substantial Copy. to wit:

$800.00 Portland, Oregon. Feby. 10. 1891.
On or before two years after date, without grace. I promise to pay to the order of Frederick Zahl. at the Office of Eugene D. White & Co., Eight hundred dollars, for value received, with interest from date, payable annually. at the rate of seven per cent per annum until paid. Principal and interest payable in U. S. Gold Coin. And in case action is instituted to collect this note or any part thereof. I promise to pay such additional sum as the Court may adjudge reasonable attorney's fees in said action.

(Signed) Peter Martin Pederson.

Now. therefore if the said promissory note, principal and interest shall be paid at maturity, according to the terms thereof this Indenture shall be void: but in case default shall be made in the payment of the principal or interest, as above provided, then the whole sum, both principal and interest accrued at the time default is made, shall become due and payable, and the party of the second part, his heirs, executors, administrators and assigns, are hereby empowered to foreclose this mortgage in the manner prescribed by Law. And the said Peder Martin Pederson, his heirs, executors and administrators, does