

party of the second part the sum of Two
 Hundred Dollars on or before one year
 from the date hereof with annual interest at
 the rate of eight per cent per annum pay-
 able at the Clerk's office in Skamania County,
 Washington, according to one promissory
 note bearing even date herewith executed by
 Thomas Miller and Mary Miller to the said
 party of the second part, to which this in-
 denture is collateral security, then these present
 and said note shall cease, and be null and
 void. But in case of non-payment of the
 said sum of Two Hundred Dollars or of the
 interest thereon, or any part of said principal
 or interest, at the time, in the manner, and at
 the place above limited and specified for the
 payment thereof, then and in such case it shall
 and may be lawful for the said party of the
 second part his heirs, executors, administrators
 or assigns and the said party of the first
 part does hereby empower and authorize the said
 party of the second part, his heirs, executors,
 administrators or assigns, to grant, bargain
 sell, release and convey the said premises
 with the appurtenances, at public auction or
 vendue, and on such sale to make and execute
 to the purchaser or purchasers their heirs
 and assigns, forever, good, ample and suf-
 ficient deed or deeds of conveyance in law
 pursuant to the Statute in such case made
 and provided, rendering the surplus money
 (if any there should be) to the said party
 of the first part their heirs, executors or ad-
 ministrators, after deducting the costs and
 charges of such vendue and sale aforesaid
 And it is further expressly agreed, that
 as often as any proceeding is taken to foreclose
 the mortgage, either by virtue of the power of
 sale herein contained, or in chancery, or in
 any other manner provided by law, said