This conveyance is intended as a Mortgage to secure the payment of the sum of Three Hundred and twenty five ($325) Dollars, and the Interest thereon, in accordance with the tenor of a certain promissory note, of which the following is a copy, to-wit:

$325.00 Vancouver Wash Feb 5, 1895

Two years after date for value received, we jointly and severally promise to pay to the order of Wm C. Hazard at Vancouver Washington, Three hundred and twenty five (325) Dollars with interest thereon payable semiannually at the rate of twelve 12 per cent per annum from date. If the interest is not paid when due it shall be compounded with the principal and bear like interest therewith, principal and interest payable in U.S. Gold Coin, and in case suit is instituted to collect this note or any portion thereof we promise to pay such additional sum as the Court may adjudge reasonable as attorneys fees, to be taxed as a part of the costs of such suit, for the use of the plaintiff attorney. If the interest is not paid within Six Months after due then the whole sum both principal and interest comes immediately due and collectable at the option of the holder of this Note

Lenord G Higgins
Mary C Higgins

Now if the sums of money due upon said promissory note be paid according to the agreements therein expressed, this conveyance shall be void, but in case default be made in the payment of the principal or Interest as therein provided, then the said Wm C. Hazard or his legal representative may sell the premises above described, with all and every of the appurtenances or any part thereof, in the manner provided by law, and out of the money arising from