

The covenants herein contained, the party of the first part does hereby grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, all that certain real estate, situate in Skamania County, and State of Washington, and described as follows, to wit:

North East quarter of Section thirty-five (35) in Township Three (3) North of Range six (6) east of Willamette Meridian together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, to have and to hold unto the party of the second part his heirs and assigns forever;

But as a Mortgage to secure the payment of several sums of money specified in said note before mentioned, and the performance of the covenants and conditions herein contained

And the party of the first part covenant that said M. C. Smith is the owner in fee simple of said real estate. That it is free from incumbrance, and that he will pay all of said sums of money, the principal and interest, specified in said note at the times therein designated; and all of the taxes and assessments which may be assessed or levied against the party of the second part, or assigns, on account of said note or mortgage, and all taxes and assessments which may be lawfully levied upon or against said land when the same becomes due and payable, and not later than ten days before the same becomes delinquent, and will pay interest at the rate of eight per cent. per annum upon all interest which