J. D. Peters at First National Bank Portland Oregon Two Hundred and Fifty Dollars in gold coin of the United States of the present standard value with interest thereon from date until paid at the rate of Ten (10) per cent, per annum; said interest to become due and payable semi-annually in like gold coin, and, if not paid as it becomes due, is to be added to the principal sum and become a part thereof, and thereafter is to bear interest at the same rate. And in case said interest, or any part thereof is not paid when the same becomes due and payable then the whole of said principal sum and interest shall forthwith become due and payable at the election of of the holder of this note. And in case suit or action is instituted to collect this note or any portion thereof. I promise to pay in addition to the costs and disbursements provided by statute in like gold coin such sum as the Court may adjudge reasonable as attorney's fees in said suit or action.

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And Whereas, The said Mortgagor for himself and for his heirs and assigns has covenanted and agreed and does hereby covenant and agree to and with the said Mortgagee his successors, legal representatives, heirs and assigns as follows:

That he has a valid and unincumbered title in fee simple to said premises; that he has the right to convey the same; that he will not suffer or permit said premises to become subject to any lien or incumbrance that shall have precedence of this Mortgage; that he will render such further assurance ~~assistance~~ of said title as may be requested by said Mortgagee and that he will warrant and defend said title unto said Mortgagee and unto his successors legal representatives heirs and assigns against the lawful claims and demands of all persons whomsoever;

That he will pay all of said sums of money specified in said note promptly as they become due;

That he will pay all taxes and charges that may be assessed on said premises, and deliver receipts therefor from the proper officer to said Mortgagee at least ten days before they become delinquent;