

Government Survey.

To have and to hold, the premises above described, with the appurtenances thereunto belonging, to said second party and to her assigns forever. The said parties of the first part represent to and covenant with the party of the second part that they have good right to sell and convey said premises; That they are free from encumbrance, and that they will warrant and defend them against the lawful claim of all persons. And the parties of the first part do expressly hereby release all rights of dower in and to said premises and relinquish and convey all their rights of homestead therein.

This instrument is made, executed, and delivered, upon the following conditions, to wit: If the said first parties shall well and truly keep, observe and perform all and singular the several stipulations herein after set forth, then this instrument, and the estate hereby created shall cease, determine and become void and of no effect, otherwise to be and remain in full force.

First. - Said Jesse O. King and Hulda E. King are justly indebted unto the said party of the second part in the principal sum of One Thousand Dollars, Gold Coin of the United States of America, being for a loan thereof, made by the said party of the second part to the said Jesse O. King and Hulda E. King and payable according to the tenor and effect of two certain Principal Notes executed and delivered by the said Jesse O. King and Hulda E. King bearing date June 13, 1902, and payable to the order of the said party of the second part one for \$500. on April 1, 1905 and one for \$500. on April 1, 1907, at the First National Bank of Portland, Oregon with interest thereon, in like Gold Coin, from date until maturity, at the rate of six per cent. per annum, payable annually, on the first day of December in each year, and ten per cent. per annum after maturity, the installment of interest being further evidenced by ten coupons attached to said principal note, and payable to the order of the said party of the second part.

Second. - Said first parties agree, as is stipulated in said notes that if the makers thereof shall fail to pay any of said interest when due, such interest shall bear interest at the rate of 12 per cent. per annum from the time it becomes due, and this mortgage shall stand as security therefor.

Third. - The said first parties agree to pay all taxes and assessments levied upon said Real Estate before the same become delinquent, and if not paid, the second party herein or her assigns may, without notice, declare the whole sum of money herein secured due and collect