

Casper Gropper to Harry Hazard

This Indenture Witnesseth that Casper Gropper and Maria Gropper, his wife, in consideration of Four hundred dollars to us paid in hand, the receipt whereof is hereby acknowledged, have bargained and sold and conveyed, and by these presents do bargain, sell and convey unto *Harry Hazard* the following described premises to-wit:

The Northeast quarter of Section Thirty five in Township Three North, Range Seven East W. 11. 26. excepting however therefrom sixty acres heretofore deeded to H. L. Conner, said deed being on record in book 9 of deeds, page 608 records of *Stearns Co. Wash.*, in *Stearns County*, State of Washington containing 100 acres, together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To have and to hold the same with the appurtenances unto the said *Harry Hazard*, his heirs and assigns forever. This conveyance is intended as a mortgage to secure the payment of the sum of *Four hundred dollars*, and the interest thereon, in accordance with the tenor of a certain promissory note of which the following is a copy, to-wit:

\$400.00

Stearns, Wash. March 17th 1906.

On or before one year from date *for value received* I promise to pay to *Harry Hazard* or order, the sum of Four hundred dollars, with interest at the rate of 10 per cent per annum. If the interest is not paid when payable it shall be compounded with the principal and bear little interest, principal and interest payable in *United States Gold coin*, and in case suit is instituted to collect this note, or any part thereof I promise to pay such additional sum as the court may adjudge reasonable *attorneys fees*, to be taxed as part of such suit for the use of plaintiffs attorney.

Casper Gropper
Maria Gropper

Now if the sum of money due upon said promissory note be paid according to the agreements herein expressed this conveyance shall be void, but in case default be made in the principal or interest as therein provided then the said *Harry 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 such sale, retain the said principal and interest, together with the costs and charges of making such sale, and the surplus, if any there be, pay over to the said *Casper Gropper*, his heirs and assigns. Witness our hands and seals this 17. Day of March 1906.

Executed in presence of
A. Plurichhaus
of *A. Fisher*

Casper Gropper (Seal)
Maria Gropper (Seal)

State of Washington
County of *Stearns* } ss.

I, the undersigned Authority, do hereby certify that on this 17. day of March A.D. 1906, personally appeared before me *Casper Gropper* and *Maria Gropper*, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

I hereby cancel the within conveyance, the same having been fully paid this Sept 14. 08
Attest: *Alfred Schumacher*
C. Fisher