

This Indenture made this twenty-eighth day of February A.D.1910 by and between E.Steptoe (also known as Ebenezer Steptoe) and Emily Steptoe his wife, of the County of Clarke and State of Washington, hereinafter called the Mortgagors, and The Alliance Trust Company Limited, a corporation duly incorporated and organized under the laws of Great Britain and Ireland, and having its ~~#####~~ registered office at Dundee, Scotland, hereinafter called the Mortgagee, Witnesseth: That the said mortgagors, for and in consideration of the sum of thirty-two hundred fifty (\$3250.00) Dollars, United States gold coin, to them in hand paid, the receipt whereof is hereby acknowledged, have granted bargained sold and conveyed and by these presents do grant, bargain, sell and convey unto said Mortgagee its successors and assigns and legal representatives those certain premises situate in the County of Skamania and State of Washington and described as follows, to-wit: The fractional Northwest quarter ( $\frac{1}{4}$ ) of Section nineteen (19) in Township two (2) North of Range five (5) East of Willamette Meridian, containing one hundred sixty five and seventy-six one hundredths (165.76) acres, more or less. Together with all the rights to the use of water for irrigating said premises and for domestic use thereof to which the said mortgagors or the premises hereby conveyed, are now or may hereafter become entitled, or which now is or may hereafter be used on said premises, however the same be evidenced and together with all shares of stock or shares of water in any ditch or irrigation company which in any manner entitles said mortgagors to water for irrigating or domestic purposes upon said premises. Together with all and singular the tenements hereditaments and appurtenances thereto belonging or appertaining. To have and to hold the same unto the said mortgagee, its successors, legal representatives and assigns forever. And the parties of the first part do hereby relinquish and convey their right of homestead in and to the above premises. The condition of this conveyance is such that Whereas the said mortgagee has loaned to E.Steptoe and Emily Steptoe, the said mortgagors the full and just sum of thirty two hundred fifty dollars in Gold Coin of the United States which is to be repaid in like gold coin, together with interest thereon payable annually at the rate of seven and ~~8~~ per cent per annum and according to the tenor of the following described promissory notes, being three principal notes and five interest notes: Said notes being substantially of the tenor and effect following that is to say:

0<sup>th</sup> principal note for five hundred dollars payable March 1st 1913, One principal note for two hundred fifty dollars, payable March 1st 1913, One principal note for twenty five hundred dollars payable March 1st 1915, One interest note for two hundred forty three  $\frac{75}{100}$  dollars payable March 1st 1911, one interest note for two hundred forty three  $\frac{75}{100}$  dollars payable March 1st 1912, one interest note for two hundred forty three  $\frac{75}{100}$  dollars payable March 1st 1913, one interest note for two hundred six  $\frac{25}{100}$  dollars payable March 1st 1914, one interest note for two hundred eighty seven  $\frac{50}{100}$  dollars payable March 1st 1915. All of which notes dated February 28th 1910 are executed by E.Steptoe and Emily Steptoe, the said mortgagors to the said mortgagee on an actual loan of thirty two hundred fifty dollars, and are payable to the order of the said Mortgagee at Dundee Scotland, in U.S. Gold Coin, with interest at the rate of ten per cent per annum after maturity.

And Whereas the said mortgagors for themselves and for their heirs and assigns have covenanted and agreed and do hereby covenant and agree to and with the said mortgagee its successors legal representatives and assigns as follows:

1. That they will pay each and all of said notes promptly as they become due.
2. that this mortgage shall be deemed a mortgage of the rents and profits as well as of the real property aforesaid described. It is understood that until default be made in some or all of the obligations and conditions by the mortgagors herein assumed, the mortgagors may remain in the possession of the mortgaged properties, but in the event of the default on the part of the mortgagors in the payment of all or any of the moneys herein by the mortgagors agreed to be