

year last above written.

W.G. Hare

Notary Public for Ore.

(Notarial Seal)

My commission expires Aug. 5th 1910

Filed for record by Clinton A. Ambrose on June 11, 1910 at 1:15 P.M.

A. Fleischhauer,

Co. Auditor.

0.60

Satisfied
Bk 300 Pg. m

Tuisku to Spencer.

This Mortgage, made this 26 day of May, 1910, by Jacob Tuisku and Judith Tuisku, his wife, hereinafter called the Mortgagor, to Amanda C. Spencer hereinafter called the Mortgagee, Witnesseth: That said Mortgagor, in consideration of Two Hundred fifty (\$250.00) to the Mortgagee paid by the Mortgagee, does hereby convey to the Mortgagee those certain premises with the appurtenant tenements, hereditaments, privileges, rents and profits, situated in the County of Skamania and State of Oregon, and described as follows, to wit:

The north half (N $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) and the east Half (E $\frac{1}{2}$) of the northwest quarter (NW $\frac{1}{4}$) of section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington. The Mortgagor hereby covenants with the Mortgagee that the Mortgagor is lawfully seized of said premises, and now has a valid, unencumbered fee simple title thereto, and will forever warrant and defend the same against all persons. The condition of the foregoing conveyance is such, that, whereas the Mortgagor executed to the Mortgagee a promissory note, which is in substance as follows:

\$250.00

Portland, Oregon, May 26, 1910.

On the 26 day of May, 1910, without grace, for value received, I promise to pay to the order of Amanda Spencer, at the office of A.F. Flegel, 402-408 Failing Building, Portland, Oregon, the sum of Two Hundred Fifty (\$250.00) Dollars in Gold Coin of the United States, with interest thereon from date until paid, at the rate of 8 per cent per annum; said interest payable semiannually. 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 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 such sum as the Court may adjudge reasonable as attorney's fees in said suit or action. This note can be paid any time by paying three months advance interest, bonus.

(Sd) Jacob Tuisku
(Sd) Judith Tuisku

And whereas, the Mortgagor hereby covenants and agrees to pay all said sums of money specified in said note, as therein designated, and to pay all encumbrances and liens of every kind which may become due and payable on said premises and also all taxes on this mortgage, or the moneys thereby secured, and also, that the Mortgagor will not commit or suffer any waste upon said premises, and will keep the same in a reasonable state of repair.

Now therefore if the Mortgagor shall pay said promissory note in accordance with its terms, and shall fully satisfy and comply with the covenants hereinbefore set forth, then this conveyance to be void; but, otherwise, to remain a mortgage and as such, to be subject to foreclosure; it being agreed that any default in the payments or agreements herein contained shall give to the Mortgagee the option, without notice to the Mortgagor, to declare the whole amount due or unpaid on this mortgage at once due and payable; and that, if the Mortgagor shall fail to pay the insurance or any of the encumbrances or liens, as herein pro-