

This Indenture Made this 20th day of August in the year of our Lord 1909 between Cooks Investment Co., a corporation authorized to do business in the State of Washington, party of the first part, and August G Wise, the party of the second part; witnesseth:

That the said party of the first part for and in consideration of the sum of twenty hundred and no/100 (\$2000.00) dollars lawful money of the United States to it in hand paid by the said party of the second part the receipt whereof is hereby acknowledged does by these presents grant, bargain, sell convey and warrant unto the said party of the second part and to his heirs and assigns, the following described real property lying and being in the County of Skamania and State of Washington and particularly described as follows; to-wit:

Southwest quarter of Northwest quarter of Section twenty five (25) and the Southeast quarter of the Northeast quarter of Section twenty six (26) in Township three North of Range nine East of W.M., containing eighty acres more or less according to Government survey, together with all and singular the tenants hereditaments and appurtenances therunto belonging.

This conveyance is intended as a mortgage to secure the payment of twenty hundred (\$2000.00) Dollars lawful money of the United States together with interest thereon at the rate of 7% per cent per annum from date until paid, according to the terms and conditions of one certain promissory note bearing date August 20th 1909 made by Cooks Investment Co. payable on or before two years after date to the order of August G. Wise, and these presents shall be void if such payment be made according to the terms and conditions thereof. But in case default be made in the payment of the principal or interest of said promissory note or any part thereof when the same shall be due and payable according to the terms and conditions thereof, then the said party of the second part, his heirs, executors administrators or assigns may immediately thereafter in the manner provided by law foreclose this mortgage for the whole sum due upon said principal and interest with all the other sums hereby secured. In any suit or other proceedings which may be had for the recovery of the amount due on either said note or this mortgage, said party of the second part, his heirs executors administrators or assigns shall have the right to have included in the judgment which may be recovered the sum that the Court shall adjudge reasonable as attorneys fees to be taxed as a part of the costs in such suit, as well as all payments which said party of the second part his heirs administrators or assigns may be obliged to make for his or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof. In case of foreclosure of this mortgage the party of the second part his heirs executors administrators or assigns shall be entitled to have entered in such foreclosure suit a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, assessments insurance or other lawful assessments after applying the proceeds of the sale of said premises above described to the payment thereof, and to the costs of such foreclosure suit.

In Witness Whereof the said party of the first part has hereunto caused to be set its name and corporate seal the day and year first above written.

Signed, sealed and delivered in presence of

Raymond C. Sly

Geo. E. O'Brien

The Cooks Investment Co. (Seal of Corp'n.)

by O.A. Perry President

L.M. Booth, Sec.

State of Washington

County of Skamania, ss. I, Raymond C. Sly, a Notary Public in and for said State do hereby certify that on this 20th day of August 1909 personally appeared before me O.A. Perry Pres. and L.M. Booth Sec., to me known to be the Sec. & Pres. of the corporation described in and who executed the within instrument and acknowledged that the said corporation signed and sealed the same as its free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated