

This Indenture made this twenty first day of September A.D.1909 by and between C.Vroman and Ella Vroman his wife of the County of Skamania State of Washington hereinafter called the Mortgagors, and The Scottish American Mortgage Company Limited, (a corporation duly incorporated under the laws of Great Britain and Ireland) hereinafter called the Mortgagee, Witnesseth: That the said Mortgagors for and in consideration of the sum of sixteen hundred (\$1600.00) dollars United States Gold Coin to them in hand paid the receipt whereof is hereby acknowledged have granted bargained and conveyed and by these presents do grant bargain and convey unto the said Mortgagors, its successors legal representatives and assigns those certain premises situate in the County of Skamania State of Washington and described as follows to-wit:

The North half of the Southwest quarter of Section nineteen in Township two North of Range five East of Willamette Meridian containing eighty acres more or less. Together with all rights to the use of water for irrigating purposes and for domestic use thereon to which the said mortgagors or the premises hereby conveyed are now or may hereafter become entitled or which now are or may hereafter be used on said premises however the same may be evidenced and together with all shares of stock or shares of water in any ditch or irrigation company which in any manner entitle 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 together also with the rents issues and profits of the mortgaged premises including the crops sown or to be sown or grown thereon. To have and to hold the same unto the said mortgagee its successors legal representatives or assigns forever.

The conditions of this conveyance is such that whereas the said Mortgagee has loaned to C.Vroman and Ella Vroman his wife, the said mortgagors the full sum of sixteen hundred dollars which is to be repaid in like gold coin of the U.S., together with interest thereon payable annually at the rate of eight per cent per annum and according to the tenor and effect of the following described promissory note being one principal note and three interest notes: Said notes being substantially of the tenor and effect following that is to say:

One principal note for sixteen hundred dollars payable first december 1912, one interest note for one hundred fifty two and 98/100 dollars payable first december 1910, one interest note for one hundred twenty eight dollars payable first december 1911 one interest note for one hundred twenty eight dollars payable first december 1912. All of which note dated September 21st 1909 are executed by C.Vroman and Ella Vroman his wife, the said mortgagors to the said mortgagee on an actual loan of sixteen hundred dollars and are payable to the order of the said Mortgagee at The Bank of Montreal, New York in United States Gold Coin with interest at the rate of eight per cent per annum after maturity. Option is hereby given to repay the whole amount of the principal at 1st december 1911. 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: 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 above described. It is understood that until default be made in some one of the obligations and conditions by the mortgagors herein assumed, the mortgagors may remain in the possession of the mortgaged premises 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 paid or default in the performance of some of or all of the conditions and obligations of this mortgage by the mortgagors assumed, or upon the mortgagors imposed, then the mortgagee may immediately foreclose this mortgage and pending foreclosure enter upon and take possession of the mortgaged properties and a bill to foreclose this mortgage being filed, the mortgagee without further notice by the mortgagors may apply to the court for an appointment of a receiver and the court is hereby authorized to