

This conveyance is intended as a Mortgage to secure the payment of the sum of Three Hundred Dollars, in accordance with the tenor of a certain promissory note, of which the following is a copy, to-wit:

\$300.00 The Dalles, Oregon, December 27th, 1911.

Five Years after date, without grace, I promise to pay to the order of Leon W. Curtiss at Bank of French & Co., The Dalles, Oregon Three Hundred Dollars, in Gold Coin of the United States of America, of the present standard value, with interest thereon in like Gold Coin at the rate of 10 per cent. per annum from date until paid, for value received. Interest to be paid on July 1, 1912 and semi-annually thereafter and if not so paid, the whole sum of both principal and interest to become immediately due and collectible, at the option of the holder of this note. And in case suit or action is instituted to collect this note, or any portion thereof, I promise and agree to pay, in addition to the costs and disbursements provided by statute, such additional sum, in like Gold Coin, as the Court may adjudge reasonable, for Attorney's fees to be allowed in said suit or action.

This note may be paid before maturity by payment of accrued interest and interest for one-half year in advance.

E.A. Wren  
Cirocia E. Wren.

And said mortgagors hereby covenant that E.A.Wren and Cirocea E. Wren, his wife, are the owners of said premises in fee simple that they are free from all incumbrance that they will pay all taxes upon said premises at least ten days before the same become delinquent. Now the payment of said note, interest, taxes and insurance premiums as herein provided, shall render this conveyance void; but in case default is made in the payment of the interest in said note expressed when the same shall become due, or failure to pay the taxes as herein provided, or in default of the performance of any of the covenants or conditions as herein expressed on the part of the mortgagor, then the whole of the principal sum and the interest accrued at the time default is made or declared, and all taxes upon said premises which the holder of said note shall have paid, or become liable to pay, shall, at the option of the holder of said note, become due and payable, and this mortgage may be foreclosed at any time thereafter.

Now it is agreed by said mortgagors that if the mortgagee be compelled to foreclose this mortgage by reason of any breach of the agreements herein contained, the mortgagee shall be entitled to a reasonable attorney's fee in said suit or action, and the mortgagors E.A.Wren and Cirocia Wren agree to pay said sums of money hereby secured, and agree that a deficiency judgment may be had against said mortgagors E.A.Wren and Cirocia E.Wren in a suit or action to foreclose this mortgage by the holder of the aforesaid note, or he may waive his security and recover directly upon said note.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of December, A.D.1911.

Executed in the Presence of us as )  
witnesses: )  
John Gavin )  
M.M. Davis )

E.A. Wren (Seal)  
Cirocia E. Wren (Seal)

State of Oregon, )  
County of Wasco. ) ss.

I, M.M.Davis, a Notary Public in and for the State of Oregon, residing at The Dalles, County of Wasco, State of Oregon, do hereby certify