

This Indenture Made this seventh day of March 1911 by and between Charles O. Williams and Amanda E. Williams his wife of Butlers Washington, mortgagors, and Walter Duggan of Cape Horn, Washington, Mortgagee, Witnesseth that the said mortgagors for and in consideration of the sum of thirteen hundred (\$1300.00) dollars to him in hand paid the receipt whereof is hereby acknowledged have bargained and sold and by these presents do bargain sell, alien release convey and confirm unto the said mortgagee his heirs and assigns forever all the following described real estate situated in the County of Skamania State of Washington to-wit:

The East half of the Northeast quarter (E $\frac{1}{2}$ of NE $\frac{1}{4}$), the Southwest quarter of the Northeast quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$), the Southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) and the Northeast quarter of the Southwest quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$) of section thirty three (33) in Township two (2) North of Range six (6) East of Willamette Meridian containing 200 acres. , Together with the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining . To have and to hold unto the said mortgagee his heirs and assigns forever. This conveyance is intended as a mortgage to secure the payment of the sum of thirteen hundred dollars in accordance with the tenor of a certain promissory note of which the following is a copy, to-wit:

\$1300.00

Butler Washington March 7th 1911

One year after date without grace I promise to pay to the order of Walter Duggan at Cape Horn, Washington, thirteen hundred dollars (\$1300.00) in gold coin of the United States of America of the present standard value with interest thereon at the rate of seven per cent per annum from date until paid for value received. Interest to be paid at maturity 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 action or suit is instituted to collect this note or any portion thereof I promise to pay in addition to the costs and disbursements provided by statute, such additional sum as the court may adjudge reasonable for attorneys fees to be allowed in said suit or action.

(signed) Charles O. Williams

(signed) Amanda E. Williams

And the said mortgagors hereby covenant that they are the owners in fee simple of said premises that they are free from all incumbrances and that they will pay all taxes upon said premises at least ten days before the same become delinquent.

No the payment of said note, interest taxes and insurance as herein provided shall render this conveyance void, but in case default shall be made in the payment of the interest in said note expressed when the same shall be 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 mortgagors 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 this 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 attorneys fee in said suit or action and the mortgagor agrees to pay said sums of money herein secured and agrees that a deficiency judgment may be taken against said mortgagors in a suit or action to foreclose this mortgage by the holder of the aforesaid note or he may waive his security and