

W.F.Young and Jane Young his wife who are known to me to be the individuals described in and who executed the within instrument and acknowledged that they executed the same freely and voluntarily In Testimony Whereof I have hereunto set my hand and official seal the day and year last above written.

D.N.Donough

(Notarial Seal)

Notary Public for Oregon

Filed for record by A.B.Hutcheson on July 3rd 1912 at 1.15 P.M.

A. Fleischhauer

Co. Auditor

1.20

Satisfied  
Pg 257

BK N

Ireland to Graves

This Mortgage made this 2nd day of July 1912 by William E. Ireland and Emma B. Ireland husband and wife to Julius J. Graves mortgagee, Witnesseth: That said mortgagors in consideration of fifteen hundred dollars to them in hand paid by said mortgagee do hereby grant bargain sell and convey unto said mortgage his heirs, executors and assigns that certain real property situated in the County of Skamania State of Washington bounded and described as follows:

The East half of the southeast quarter of the southeast quarter of section eighteen (18) in Township one (1) North of Range five (5) East of Willamette Meridian, together with the tenements hereditaments and appurtenances thereunto belonging. To have and to hold the said premises with the appurtenances unto the said mortgage his heirs and assigns forever/ This mortgage is intended to secure the payment of a promissory note of which the following is a copy to-wit:

\$1500.00

Portland, Oregon July 2nd 1912

On or before three years after date for value received I promise to pay to Julius J. Graves or order at the office of J.H. Middleton in Portland Oregon fifteen hundred dollars and interest thereon at the rate of seven per cent per annum from date until paid, all in United States gold Coin at the present standard value. Interest to be paid semi-annually 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 I further agree to pay all taxes which may be assessed against the holder of this note on account thereof. And if suit or action is instituted to collect this note or any part thereof I promise such further sum as the court may adjudge reasonable as attorneys fees in said suit or action.

William E. Ireland

Emma B. Ireland.

And the said mortgagors covenant to and with the mortgage his heirs and assigns that they are lawfully seized in fee simple of said premises and have a valid and unencumbered title thereto and will warrant and forever defend the same against all persons, that they will pay the said note, principal and interest according to the terms and conditions thereof, that while any part of said note remain unpaid they will pay all taxes assessments and other charges of every nature which may be levied or assessed against said property or this mortgage before the same become delinquent. that they will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises. No therefore is said mortgagors shall keep and perform the covenants herein contained and shall pay the said note according to the terms thereof, this conveyance shall be void, but otherwise remain in full force and virtue as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenants herein or if proceedings of any kind be taken to foreclose any lien or on said premises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable and this mortgage may be foreclosed at any time thereafter. Each and every and all of the covenants and agreements herein