

\$6500.00

Cook Washington March 1st 1913

On or before three years and three months after date without grace we promise to pay to the order of F.W.Dehart at Hood Washington sixty five hundred dollars in gold coin of the United States of the present standard value with interest thereon in like gold coin at the rate of seven per cent per annum from March 1st 1913 until paid for value received. Interest to be paid 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 in case suit or action is instituted to collect this note or any portion thereof we promise and agree to pay in addition to the costs and disbursements allowed in said suit or action provided by statute such additional sum as the Court may adjudge reasonable as attorneys fees in said suit or action. And we further agree that such suit at the option of the holder of this note be brought in any Court possessing jurisdiction of the subject matter herein in Skamania County Washington

Cooks Investment Co.

O.A.Perry, President.

This conveyance is also intended in like manner to secure all costs attorneys fees and advances which shall properly accrue be allowed or made hereunder together with interest thereon at herein contained. If the said note and interest thereon shall be paid as provided therein and if all the agreements herein contained shall be kept and performed, then these presents shall be void but otherwise to remain in full force and virtue. The mortgagor hereby agrees (until full satisfaction of this mortgage): To pay all taxes and assessments upon said property or upon this mortgage or upon the note or indebtedness hereby secured at least ten days before they become delinquent and also to pay all liens upon said property for labor or material within 30 days after the same shall have been filed. To keep all improvements upon said property in good condition and repair and neither commit or suffer any waste upon said property. That of default be made in any of the payment or agreements hereunder the mortgagee or any holder of the note hereby secured may make advances therefor. The Mortgagee or any holder of this note may also take any action and make advances and pay settle compromise or litigate any lien or claim whatsoever as in its or their discretion may seem necessary for the protection of said property or of the indebtedness secured hereby. All advances for any of said purposes with interest thereon at 7 per annum shall become part of the indebtedness secured hereby without waiver of any right arising from any default hereunder and such amounts with interest thereon shall be repaid before any application upon the notes secured hereby. That in any foreclosure of the mortgage or action therefore, the mortgagor will pay (in addition to the costs and fees allowed by Statute) such sum as the court may adjudge reasonable as attorneys fees for the benefit of the plaintiff which shall be a lien on said property due and payable when action is commenced and enforceable in such action. It is understood and agreed between the parties hereto that the mortgagee shall as soon as the description are given him by the mortgagor, place properly executed releases covering each tract with some bank to be named by the mortgagor from which he may obtain same without further order upon the payment to the bank of the sum of \$25.00 for each acre said tract may contain. Said payments when made to be endorsed on the above note and to cease bearing interest.

In Witness Whereof the said Cooks Investment Co. by resolution of its Board of Directors has caused these presents to be made and to be subscribed by its president and attested by its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

Cooks Investment Co. (Seal of CO)

by O.A.Perry, President

Attest: M.T.Perry, Secretary

State of Washington

County of Skamania, ss. On this 5th day of December 1912 before me personally appeared O.A.Perry to me known to be the individual described in and who executed the within instrument and acknowledged that said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation