

MASON TO E.P. ASH Jr.

THIS INDENTURE WITNESSETH, That C.R. Mason and Clara Mason, his wife, of Stevenson, Washington, in consideration of Two Hundred (\$200.00) Dollars to them in hand paid, the receipt whereof is hereby acknowledged, have bargained, sold and conveyed, and by these presents do bargain, sell and convey unto E.P. Ash, Jr., of Stevenson, Washington, the following described premises to-wit:

The west one half of that certain tract of land deeded to Frank Morrison on December 22, 1910, by John Mitchell and Emma Mitchell, his wife, the land hereby granted being all that part of said tract lying and being west of of a line drawn south from the center of the North line of said tract so granted by said Mitchell and wife, which said tract so granted by said Mitchell and wife is described as follows: "All that part of the Felix G. Iman Donation Land claim situated in the Northeast Quarter of the Northeast Quarter of Section Two (2) Township Two (2) North of Range Seven (7) East of the Willamette Meridian, except that portion heretofore transferred by grantors (Mitchell and wife) to J. Graves by bond for deed recorded in Book K of Deeds, Page 94, Records of Skamania County, Washington, containing Twenty-five acres, more or less." Together with tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same, with the appurtenances, unto the said E.P. Ash Jr., his heirs and assigns forever.

This Conveyance is intended as a mortgage, to secure the payment of the sum of Two Hundred (\$200.00) Dollars, and the interest thereon, in accordance with the tenor of a certain promissory note, of which the following is a copy, to-wit:

\$200.00 Stevenson Wash., Nov. 22, 1912.

On or before Three Years after date, for value received we promise to pay to the order of E.P. Ash, Jr. Two Hundred Dollars with interest thereon payable annually at the rate of 8 per cent per annum from date; and if not so paid, the whole sum of both principal and interest to become immediately due and collectable at the option of the holder of this note. If the interest is not paid when due it shall be compounded with the principal and bear like interest therewith, principal and interest payable in lawful money of the United States. and in case suit is instituted to collect this note, or any portion thereof, we promise to pay such additional sum as the court may adjudge reasonable as attorney's fees, to be taxed as a part of the costs of such suit, for the use of plaintiff's attorney. It is specially agreed and consented to that a deficiency judgment may be taken in a suit upon this note.

C.R. Mason
Clara Mason.

Now if the sums of money due upon said promissory note be paid according to the agreement herein expressed, this conveyance shall be void; but in case default be made in the payment of the principal or interest as therein provided, then the said E.P. Ash Jr., or his legal representative may sell the premises above described, with all and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from such sale retain the said principal and interest, together with the costs and charges of making such sale and the surplus, if any there be, pay over to the said mortgagors, their, heirs and assigns. In case of foreclosure of this mortgage a deficiency judgment may be taken at the option of the holder thereof.

In witness whereof we hereunto set our hands and this 22nd day of November