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CROUCH TO BANK OF STEVENSON.

THIS INDENTURE, Made this 29th day of March in the year of our Lord one thousand nine hundred and thirteen Between Charles Crouch, a single man, party of the first part, and Bank of Stevenson, a Washington corporation party of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of two hundred fifty and no/100 Dollars, lawful money of the United States, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents Grant, Bargain, Sell, Convey and Warrant unto the said party of the second part, and to its successors and assigns, the following described tracts or parcels of land, lying and being in the County of Skamania. and State of Washington, and particularly bounded and described as follows, to-wit: Commencing at the center corner stake of the northwest quarter of sec.25 tp.3 N.R. 7½ E. of W.M.; thence east 46 rods, south 80 rods, west 46 rods, north 80 rod to the place of beginning, being part of the SE¼ of SW¼ of sec.25 tp.3 N.R.7½ E. of W.M. Also lots 1 and 2 sec.36 tp.3 N.R.7½ East of W.M., Also Lot 11 sec.25 tp.3 N. R. 7½ E.W.M.

Excepting, however, from the above the following, to-wit: Commencing at the corner stake on the intersecting line between sec.25 and 36 aforesaid, thence S. 80 rods, west 34 rods, north 80 rods, east 34 rods to the place of beginning. Also excepting 18.63 acres off the west side of lot 11 aforesaid; also excepting 18.72 acres off the west side of lot 2 aforesaid; also excepting the following tract this day deeded to Charles Shultz, to-wit: Commencing at the SE cor of that tract deeded to P.H. Michell and Jane Michell by deed recorded in Book K of deeds page 90 records of Skamania County, Washington, thence N 1320 feet, east 600 feet Southeast to a point due east of the place of beginning 1330 feet, thence east 1330 feet to the place of beginning. together with all and singular the tenements, hereditaments and appurtenances thereunto belonging.

THIS CONVEYANCE is intended as a MORTGAGE to secure the payment of two hundred fifty and no/100 Dollars, lawful money of the United States, together with interest thereon at the rate of ten per cent. per annum from date until paid, according to the terms and conditions of one certain promissory note, bearing date March 29th. 1913, made by Charles Crouch payable on or before one year after date to the order of Bank of Stevenson and these presents shall be void if such payment be made according to the terms and conditions thereof. But in case default be made in the payment of the principal or interest of said promissory note, or any part thereof, when the same shall become due and payable, according to the terms and conditions thereof, then the said party of the second part, its successors or assigns may immediately thereafter, in the manner provided by law, foreclose this mortgage for the whole amount due upon said principal and interest, with all the other sums hereby secured.

In any suit or other proceeding which may be had for the recovery of the amount due, on either said note or this mortgage, said party of the second part, its successors or assigns shall have the right to have included in the judgment which may be recovered, the sum of that the court shall adjudge reasonable as attorney's fees, to be taxed as part of the costs in such suit as well as all payments which said party of the second part, its successors and assigns may be obliged to make for its or their security by insurance or on account of any taxes, charges, insumbrances or assessments whatsoever on the said premises or any part thereof.

In case of the foreclosure of this mortgage, the party of the second part,