

and assigns forever, the following described real estate situate in the County of Skamania, State of Washington. to-wit:

Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section ten (10) Township three (3) North, Range nine (9) East of Willamette Meridian, Washington.

TOGETHER with all improvements and appurtenances whatsoever now or hereafter upon or appurtenant thereto; also all homestead and exemption rights and interests whatsoever now held or which may hereafter be attached to or acquired in said real estate, and also all possession, use, rents, issues and profits of said real estate, accruing after any default hereunder.

THIS CONVEYANCE is intended as a mortgage of all and singular the above described property to secure the payment of a loan of Four Hundred Forty (\$440.00) Dollars, according to the tenor and effect of one certain promissory note bearing even date herewith, made by Grant Keesler and wife to the order of said mortgagee, of which the following is a true and substantial copy:

\$440.00

Cook, Washington, November 1, 1912

Eighteen months after date, for value received, we jointly and severally promise to pay to the order of C.H. Stranahan, Four Hundred Forty Dollars, with interest thereon at the rate of ten per cent, per annum from date until paid, interest payable semi-annually 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 thereof, and if not so collected, the interest to be added to the principal and bear like interest therewith, and in case suit or action 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. The makers, endorsers and guarantors of this note hereby severally waive the rights under Exemption law of the State of Washington, presentment for payment, notice of nonpayment, protest and notice of protest and charges in bringing suit against any parties thereto and sureties consent that the time of payment may be extended without notice thereof.

(Sd) Grant Keesler

Blanche L. Keesler

This conveyance is also intended in like manner to cover and secure all costs, attorney's fees, insurance and advances which shall properly accrue, be allowed or made hereunder, together with interest thereon as provided, and also to secure performance of all the agreements 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 shall remain in full force and effect.

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 secured hereby, at least ten days before delinquency, and also to pay all liens upon said property for labor material within thirty days after same shall be filed; to keep all buildings upon said premises insured against fire to the extent of \$350.00 in a company or companies acceptable to and for the benefit of the mortgagee and to deliver the policies and renewals therefor, to the mortgagee.

To keep all improvements upon said property in good condition and repair, and neither commit nor suffer any waste upon said property;

That if default be made in any payment or agreement hereunder, the mortgagee or any holder of any note secured hereby, may make advances therefor. The mortgagee or any holder of any note secured hereby may also take any action and make any advances and pay settle, compromise or litigate any lien or claim whatsoever, as in his or their discretion may seem necessary for the protection of said property or of any indebtedness secured hereby. All advances for any of said purposes with interest thereon at ten per cent.