

TEAGUE TO NAGEL

THIS INDENTURE of Mortgage, made this 19th day of August, 1913, BY AND BETWEEN J.H. Teague and Bertha L. Teague, husband and wife, both of Washougal, Washington, hereinafter called the Mortgagors, and Lorenz Wilhelm Nagel of Washougal, Washington, hereinafter called the mortgagee.

WITNESSETH: That said mortgagors, for and in consideration of the sum of Thirteen Hundred and Seventy-five and no/100 (\$1375.00) Dollars, Gold Coin of the United States, to them paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey, unto the said mortgagee, those certain premises situated in the County of Skamania, State of Washington, and described as follows, to-wit:

All the south forty (40) acres of the northwest quarter (NW $\frac{1}{4}$) of section eight (8) in Township one (1) North, Range five (5) East of the Willamette Meridian according to the United States government survey and being more particularly bounded and described as commencing at the southwest corner of the northwest quarter (NW $\frac{1}{4}$) of said section eight (8) thence north ten (10) chains; thence east forty (40) chains; thence south ten (10) chains and thence west forty (40) chains to the place of beginning, containing forty (40) acres.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described premises unto the said mortgagee, for his own use, benefit and behoof forever; and the said mortgagors hereby covenant to and with the said mortgagee that they are lawfully seized of said premises, and now have a valid and unencumbered fee simple title thereto, and that they will warrant and defend the same against all lawful claims and demands.

THE CONDITION of the foregoing conveyance is such that, whereas, the said mortgagors have executed to the said mortgagee one promissory note, which is in substance as follows, to-wit:

\$1375.00

Portland Oregon, August 19th 1913,

On the 19th day of August One Thousand Nine Hundred and Sixteen without grace, for value received, in Gold Coin of the United States I promise to pay to Lorenz Wilhelm Nagel or order at Portland, Oregon, the sum of Thirteen Hundred and Seventy-five Dollars, in Gold Coin of the United States, with interest thereon from date until paid, at the rate of eight per cent, per annum, said interest payable semi-annually in like gold coin. And in case said interest, or any part thereof, is not paid within ten days after the same become due and payable, then the whole of said principal sum and interest shall forthwith become due and payable, at the election of the holder of this note. And in case suit or action is instituted to collect this note, or any portion thereof I promise to pay, in addition to the costs and disbursements provided by statute, such sum as the court shall adjudge reasonable as attorney's fees in said suit or action. And I further promise to pay, before they become delinquent each year, the taxes assessed in Oregon upon this note, or the debt thereby represented, and upon the mortgage of even date herewith, given to secure this note and the debt thereby secured.

Signed

J.H. Teague

Bertha L. Teague

AND WHEREAS, the said mortgagors have covenanted and agreed, and do hereby covenant and agree, to pay all said sums of money, the principal and interest specified in said note at the times therein designated, and ^{to} keep up and maintain in present condition the improvements on said premises, and to pay all taxes, assessments, mechanics liens and encumbrances, and liens of every kind which may by law become due and payable on said premises, also all