

THE MORTGAGORS, RUSSEL W. BROCK and MINNIE B. BROCK, his wife, of Cooks, County of Skamania, State of Washington, mortgage to J.M.JESSUP the following described real estate situated in the County of Skamania, State of Washington, to-wit: The West Thirty (30) Acres of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Eleven (11), Township Three (3) North, Range Nine (9) East of the Willamette Meridian. together with all improvements and appurtenances whatsoever, now or hereafter upon or appurtenant thereto, including hardware, mantels, and plumbing, heating, gas and electric fixtures and appliances, to secure the payment of the sum of Eight Hundred and No/100 (\$800.00) Dollars, lawful money of the United States, as evidenced by one certain promissory note of even date herewith due Three (3) years after date with interest thereon at the rate of Ten per cent. per annum, payable semi-annually.

Said Mortgagors in consideration of the loan above referred to hereby covenant that they are lawfully seized of said premises in fee simple and have good right to grant, mortgage and convey the same; that said premises are free from all liens and incumbrances of any kind and nature and said Mortgagors hereby agree as follows:

1st. To pay all taxes and charges that may be assessed or levied upon the premises herein described, or any part thereof, at least ten days before the same would otherwise become delinquent, as well as any taxes that may be levied upon this mortgage security or debt.

2nd. To keep insured the buildings on said mortgaged premises for the security of the Mortgagee in the sum of Eight Hundred and no/100 (\$800.00) Dollars in such company or companies as the Mortgagee may elect and to renew and deliver to the Mortgagee the policies thereof from time to time at least ten days before the expiration of the old policies.

3rd. To keep all improvements on said premises in good repair and to neither commit or permit waste thereon.

4th. To suffer or permit said premises to become subject to no lien or incumbrance that shall have precedence of this mortgage or threatening its validity or priority. It is mutually covenanted and agreed that the Mortgagee may advance any amounts for taxes, insurance or other charges threatening the validity or priority of the mortgage; and such advances shall constitute a default of the mortgage, and the Mortgagee may recover from the Mortgagors any such amounts advanced, together with interest thereon at the rate of Twelve per cent per annum. The Mortgagee shall be the sole judge of the legality and validity of any taxes, assessments, liens or adverse claims, and the fact of the payment thereof by the Mortgagee shall establish his right to recover the same with interest from the Mortgagors.

5th. That if any default be made, wholly or in part, in the payments of said interest or principal as they severally become due, or in the performance of any agreement of this Mortgage, then the note secured hereby shall, at the election of the holder thereof, become immediately due and payable without demand or notice (time being of the essence hereof), and this Mortgage may then be foreclosed according to law.

6th. To pay a reasonable attorney's fee in case of foreclosure and all costs of searching title necessary to begin any such action upon this mortgage.

IN WITNESS WHEREOF The said Mortgagors have hereunto set their hands and seals this 23rd day of September A.D.1913.

Russel W. Brock (Seal)

Minnie B. Brock (Seal)

State of Washington, )  
County of Skamania. ) ss.

This is to Certify, That on this 23rd day of September, A.D.1913 before me, the undersigned, a Notary Public in and for the State of Washington, duly com-