

THIS MORTGAGE made this 18th day of October 1913 by Cooks Investment Co. a corporation of the State of Washington, mortgagor to Walter B. Warren, Mortgagee, WITNESSETH:

That said mortgagor in consideration of Twenty-five Hundred Dollars to it paid by said Mortgagee does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns that certain real property situated in Skamania County, State of Washington bounded and described as follows to-wit: Lots one (1), two (2), three (3), four (4), five (5), six (6), eight (8) nine (9) ten (10) eleven (11) of block one; lots one (1), two (2), three (3), four (4) six (6) nine (9) ten (10), eleven (11), twelve (12) thirteen (13), fourteen (14), eighteen (18) nineteen (19) and twenty (20), Block two, Lots one (1), two (2) three (3) four (4), five (5) six (6), seven (7) eight (8) Block three. Lots one (1) two (2), three (3) four (4) Block four (4). Lots five (5) six (6) seven (7), eight (8), nine (9) ten (10) eleven (11) fifteen (15) sixteen (16) nineteen (19) and twenty (20). Block five (5). Lots two (2) and three (3) and Easterly half of lot five (5) and lots six (6) thirteen (13), fourteen (14) fifteen (15) twenty-one (21) and twenty-two (22) Block six (6). situated in townsite of Cooks Washington as same is platted and recorded in records of said county and state; also all of the shore lands of the second class in front of and adjacent to lot three (3) in section thirty-four (34) in Township three (3) North of Range nine (9) East of the Willamette Meridian subject to the right of way of the Spokane Portland & Seattel Railway Co. Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee his heirs executors administrators and assigns forever.

This mortgage is intended to secure the payment of a promissory note of which the following is a substantial copy:

\$2500.00

Portland, Oregon October 18th 1913.

Two years after date for value received, Cooks Investment Co. promises to pay to Walter B. Warren or order at the office of Hammond Mortgage Company in Portland, Oregon Twenty-five Hundred Dollars and interest thereon at the rate of nine per cent per annum from date until paid; all in United States Gold Coin of the present standard value. Interest to be paid quarterly and if not so paid the whole sum of both principal and interest to become immediately due and collectible at the option of the holder hereof. And it further agrees to pay all taxes which may be assessed against the holder of this note on account hereof. And if suit or action is commenced to collect this note or any part hereof, it promises to pay such further sum as the court may adjudge reasonable as attorney's fees in said suit or action.

Payment in sumsoof \$1000. may be made on Principal at any interest paying date after one year.

Cooks Investment Co.

(Corporate Seal)

By O.A. Perry
President

Cooks Investment Co.
By M.T. Perry
Secretary.

And said mortgagor covenants to and with the mortgagee his heirs, executors, administrators and assigns that it is lawfully seized in fee simple of said premises and has a valid unencumbered title thereto and will warrant and forever defend the same against all persons; that it will pay said note principal and interest according to the terms thereof; that while any part of said note remains unpaid it will pay all taxes assessments and other charges of every nature which may be levied or assessed against said property or this mortgage or the note above described when due and payable and before the same may become delinquent; that it will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that it will keep the buildings now on or which may be hereafter erected on the premises