

to the use of water for irrigating said premises and for domestic use thereon to which the said Mortgagors, or the premises hereby conveyed, are now or may hereafter become entitled, or which now are or may hereafter be used on said premises however the same may be evidenced, and together with all shares of stock or shares of water in any ditch or irrigation company which in any manner entitle said Mortgagors to water for irrigating or domestic purposes upon said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, together also with the rents, issues and profits of the mortgaged premises, including the crops sown or to be sown, or grown thereon. To have and to hold the same unto the said Mortgagee, his heirs, legal representatives and assigns forever.

THE CONDITION of this conveyances is such that, WHEREAS, the said mortgagee has loaned to Mary R. Relton and Wm.M.Relton (her husband ) and Cyril M.Relton and Cora Ethel Relton (his wife) and Sidney Relton ( a bachelor) the said mortgagors the full and just sum of Four Thousand Dollars, in U.S.Gold Coin, which is to be repaid in like gold coin, together with interest thereon, payable semiannually at the rate of eight per cent per annum, and according to the tenor and effect of the following described promissory Notes, being one Principal Note and ten Interest Notes: Said notes being substantially of the tenor and effect following, that is to say:

One Principal Note for Four thousand Dollars, payable 1st July 1918

One Interest Note for One hundred Sixty six & 15/100 Dollars, payable 1st January 1914

One Interest Note for One hundred sixty Dollars, payable 1st July 1914

One Interest Note for One hundred sixty Dollars, payable, 1st January 1915

One Interest Note for One hundred sixty Dollars, payable 1st July 1915

One Interest Note for One hundred sixty Dollars, payable 1st January 1916

One Interest Note for One hundred sixty Dollars, payable 1st July 1916

One Interest Note for One hundred sixty Dollars, payable 1st January 1917

One Interest Note for One hundred sixty Dollars, payable 1st July 1917

One Interest Note for One Hundred sixty Dollars, payable 1st January 1918

One Interest Note for One hundred sixty Dollars, Payable 1st July 1918

All of which Notes dated 24 June 1913 are executed by Mary R.Relton and Wm.M.Relton (her husband) Cyril M.Relton and Cora Ethel Relton (his wife) and Sydney Relton (a bachelor) the said Mortgagors to the said Mortgagee, on an actual loan of Four thousand Dollars, and are payable to the order of the said Mortgagee at Portland Oregon in United States gold coin, with interest at the rate of eight per cent per annum after maturity.

AND WHEREAS, The said mortgagors, for themselves and for their heirs and assigns, have covenanted and agreed, and do hereby covenant and agree, to and with the said Mortgagee his heirs legal representatives and assigns as follows:

1. That they will pay each and all of said notes promptly as they become due.
2. That this mortgage shall be deemed a mortgage of the rents and profits as well as of the real property above described. It is understood that until default be made in some one or all of the obligations and conditions by the Mortgagors herein assumed, the Mortgagors may remain in possession of the mortgaged properties, but in the event of the default on the part of the Mortgagors in the payment of all or any of the moneys herein by the Mortgagors agreed to be paid, or default in the performance of some or all of the conditions or obligations of this mortgage by the mortgagors assumed, or upon the mortgagors imposed, then the Mortgagee may immediately foreclose this mortgage, and pending foreclosure enter upon and take possession of the mortgaged properties, and a bill to foreclose this mortgage being filed, the Mortgagee without further notice to the Mortgagors may apply to the court for the appointment of a receiver, and the court is hereby authorized to appoint a receiver, to take the custody and care of the mortgaged properties, collect the rents and profits thereof, harvest and market the growing crops thereon, the proceeds thereof to be applied in payment pro tanto of the amounts due or payable or chargeable under this mortgage.