

THIS INDENTURE, made this Thirteenth day of June, in the year of our Lord one thousand nine hundred and fourteen BETWEEN J. Grant Keesler and Blanche L. Keesler, husband and wife, of Cooks, Skamania County, Washington, the parties of the first part, and J. W. Shipley, of Underwood, Washington, party of the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of SIX HUNDRED DOLLARS gold coin of the United States, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, Grant, Bargain, Sell, Convey and Confirm unto the said party of the second part, and to his heirs and assigns, the following described tract or parcel of land, lying and being in the County of Skamania and State of Washington, and particularly bounded and described as follows, to-wit:

Lot 8 Section Two (2) Township Four (4) North, Range Nine (9) East, Willamette Meridian containing 40 acres of land. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging.

THIS CONVEYANCE is intended as a MORTGAGE to secure the payment of Six Hundred Dollars, gold coin of the United States, together with interest thereon in like gold coin at the rate of eight per cent per annum from date until paid, ^{interest payable semi-annually} according to the terms and conditions of one certain promissory note bearing date June 13, 1914, made by J. Grant Keesler & Blanche L. Keesler payable to the order of J. W. Shipley and these presents shall be void if such payment be made according to the terms and conditions thereof. But in case default be made in the payment of the principal or interest of said promissory note, or any part thereof, when the same shall become due and payable, according to the terms and conditions thereof, then the said party of the second part his executors, administrators and assigns, are hereby empowered to sell the said premises, with all and every of the appurtenances, or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, to retain the whole of said principal and interest, whether the same shall be then due or not, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said parties of the first part their heirs or assigns. And in any suit or other proceedings that may be had for the recovery of said principal sum and interest, on either said note or this mortgage, it shall and may be lawful for the said party of the second part his heirs, executors, administrators or assigns, to include in the judgment that may be recovered, counsel fees and charges of attorneys and counsel employed in such foreclosure suit, the sum of Fifty Dollars in gold coin (or in case of settlement or payment being made after suit has been commenced, and before the final decree has been entered thereon, an attorney's fee of _____ dollars in gold coin shall be taxed as part of the costs in such suit), as well as all payments that the said party of the second part his heirs, executors, administrators or assigns, may be obliged to make for them or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

IN WITNESS WHEREOF, The said part of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of J. Grant Keesler (Seal)
H. E. Perry
Laura J. Wallace Blanche L. Keesler (Seal)

State of Washington }
County of Skamania } ss

THIS IS TO CERTIFY, That on this 13th day of June A.D. 1914, before me, Laura J. Wallace a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came J. Grant Keesler and Blanche L. Keesler, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and