

THIS INDEUTURE, Made this 1st day of May in the year of our Lord onethousand nine hundred and Fourteen, BETWEEN B.J.Calderwood and Mrs.B.J.Calderwood (Luella Calderwood) his wife, parties of the first part, and Youmans-Simpson Lbr.Co. party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Two Hundred Eighty Five and 95/100 Dollars, Lawful money of the United States, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does bt these presents Grant, Bargain, Sell, Convey and Warrant unto the said party of the second, and to their 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:

Beginning at the North East corner of the South West Quarter of the North East Quarter of Section Twenty Nine (29), Township Three (3), North, Range Eight (8) East of the Willamette Meridian, running thence South on the East line of the South West quarter of the North East quarter of Section Twenty Nine (29) Forty Rods (40), Thence west to the present County road, thence in a Northerly direction along said County road to the place of beginning, being Two and two thirds Acres (2-2/3) more or less, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging.

THIS CONVEYANCE is intended as a MORTGAGE to secure the paymeny of Two Hundred and eighty five and 95/100 Dollars, lawful money of the United States, together with interest thereon at the rate of 8 per cent per annum from date until paid, according to the terms and conditions of one certain promissory note, bearing date May 1st, 1914, made by B.J.Calderwood and Luella Calderwood payable Two Years after date to the order of Youmans-Simpson Lbr.Co. and these presents shall be void if 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, their heirs, executors, administrators or assigns may immediately thereafter, in the manner provided by law, foreclose this mortgage for the whole amount due upon said principal and interest, with all other sums hereby secured.

In any suit or other proceedings which may be had for the recovery of the amount due, on either said note or this mortgage, said party of the second part, their heirs, executors, administrators or assigns shall have the right to have included in the judgment which may be recovered, the sum of \$50.00 attorney's fees, to be taxed as part of the costs in such suit as well as all payments which said party of the second part, their heirs, executors, administrators and assigns may be obliged to make for their own 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 case of the foreclosure of this mortgage, the party of the second part, their heirs, executors, administrators or assigns shall be entitled to have entered in such foreclosure suit a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, insurance or other lawful assessments after applying the proceeds of the sale of the premises above described to the payment thereof, and to the costs of such foreclosure suit.

IN WITNESS WHEREOF, the said parties 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 B.J.Calderwood (Seal)

A.N.Page

Mrs.B.J.Calderwood (Seal)

State of Washington)

County of Skamania) ss.

I, A.N.Page, a Notary Public in and for the said State do hereby