

RAND TO WILLMAN

THIS MORTGAGE, Made this Fifth day November, 1914 by V.V. Rand of the City of Portland, Ore. Mortgagor, to Geo. E. Willman Mortgagee,

WITNESSETH, That said mortgagor, in consideration of Fifty (\$50.00) and no Dollars, to him paid by the 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:

An undivided one twentieth (1/20) interest in and to the Blue Jacket, Quartz Mining Claim situated in the Bald Mountain Mining District, Skamania Co. Washington, located 13 day of June 1896 by D.C. Greenwault and on the 16th day of August 1895 transferred to C.E. Gleeson and S.P. White, and subsequently transferred to said Douglas Caples, by said C.E. Beeson and S.P. White, as appears of record in the office of the County Auditor of Skamania County, Washington, recorded in B1 Deeds page 42, filed for record by E.M. Green, Nov. 10 1904, 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:

\$50.00

Portland, Oregon, November 5th, 1914.

Six months after date, for value received, I promise to pay to Geo. E. Willman or order at Portland, Oregon Fifty and no/100 Dollars, and interest thereon at the rate of 6% per cent per annum from date until paid; all in United States Gold Coin of the present standard value. Interest to be paid at maturity and if not so paid the whole sum of both principal and interest to become immediately due and collectable at the option of the holder thereof. And I further agree to pay all taxes which may be assessed against the holder of this note on account hereof. And if any suit or action is commenced to collect this note or any part hereof, I promise to pay such further sum as the court may adjudge reasonable as attorney's fees in said suit or action.

(Signed) V.V. Rand

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized of said premises and he has a valid, unencumbered title thereto and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest according to the terms thereof; that while any part of said note remains unpaid he 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 he 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.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenants herein, or if proceedings of any kind be taken to foreclose any lien on said premises or any part thereof the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. and if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagee for breach of covenant. And if suit be commenced to foreclose

Satisfied
BK N
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