

part their heirs and assigns forever.

THIS CONVEYANCE, is intended as a mortgage to secure the payment of the sum of Forty-six Thousand, Eight Hundred & No/100 Dollars, in accordance with the tenor of 23 certain promissory notes of which the following is a substantial copy, excepting as to time of payment, \$2000.00

Portland, Oregon, November 2nd 1914

On or before six months after date, without grace, we promise to pay to the order of Ellen Pelton and Etta Reid at Portland, Oregon, Two Thousand Dollars in gold coin of the United States of America, of the present standard value, with interest thereon in like gold coin at the rate of seven per cent. per annum from date hereof until paid, for value received. Interest to be paid semi-annually 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 of this note. And in case suit or action is instituted to collect this note or any portion thereof we promise and agree to pay, in addition to the costs and disbursements provided by statute, such additional sum in like gold coin, as the court may adjudge reasonable, for attorney's fees to be allowed in said suit or action. Said notes being payable respectively, on or before 3, 6, 9, months, 1 year, 15, 18, 21 months, 2 years, 27, 30, 33 months, 3 years, 39, 42, 45 months, 4 years, 51, 54, 57 months, 5 years, 63, 66 and 69 months.

NOW THEREFORE, If the said promissory notes, principal, interest and attorney's fees shall be paid when the same shall become due, according to the terms and conditions of said promissory notes and of this indenture, then this indenture shall be void, but in case default shall be made in the payment of the principal or interest, or attorney's fees, mentioned in said promissory notes or any part thereof or in case default shall be made in the payment of any sum that may become due and payable, as hereinafter provided, then the parties of the second part their executors, administrators and assigns, are hereby empowered to sell the premises above described, with all and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from said sale to retain the said principal and attorney's fees, and such other sum or sums as may be due hereunder, together with the costs and charges of making such sale; and the overplus, if any, pay on demand to the party of the first part its successors and assigns.

It is expressly understood and agreed that such premises are and shall be kept, until this mortgage is fully paid and satisfied, free from all liens or incumbrances whatsoever that shall or may have precedence of this mortgage; that all buildings and tenements that are now upon or that may hereafter be erected upon said premises shall be kept insured for an amount not less than Forty Thousand Dollars during all the time that this mortgage shall remain unpaid or unsatisfied, in one or more good and responsible fire insurance companies, against all loss or damage by fire; the loss or damage, if any, to be made payable to the said parties of the second part their executors, administrators and assigns, and in case the said party of the first part its successors or assigns, shall fail, neglect or refuse to obtain said insurance, or to pay all taxes, street assessments, mechanics' liens or claims of every name and nature, that are or may become a lien or liens upon said premises, having precedence of the lien of this mortgage before the same shall become delinquent, then the said parties of the second part their executors, administrators and assigns, may at their option obtain said insurance and pay the premiums therefor, and may pay, discharge and satisfy any and all such taxes, street assessments or liens at maturity, and all sums of money thus expended shall at once become due and payable on demand from the said party of the first part its successors and assigns, to the said parties of the second part their executors, administrators and assigns, and that such payment, as well as the attorney's fees mentioned in said notes, be and they are hereby secured by the lien of this mortgage.

It is also expressly understood that if any sum made payable by the terms of said promissory notes, or becoming due hereunder, shall remain unpaid for a period of Sixty days after the same shall have become due and payable, then the parties of the second part their