

corner of the Edward Ramsey Estate; thence East 1120 feet, thence North 33° East 52 feet, thence North 2595 feet, thence West 1156 feet, thence South 2640 feet, to the place of beginning, containing 62.15 acres, more or less. Excepting a five acre tract in N.W. corner belonging to A.J. Haynes."

Together with tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. To have and to Hold the same, with the appurtenances, unto the said party of the second part, her heirs and assigns, forever.

THIS CONVEYANCE, is intended as a mortgage to secure the payment of the sum of Five Hundred (\$500.00) Dollars, in accordance with the terms of a certain promissory note, of which the following is substantial copy, to-wit:

\$500.00 Hood River, Oregon, July 16th, 1913.

On or before three (3) years after date, without grace, I, we, or either of us promise to pay to the order of Sarah E. Shipley at the Office of the Hood River Banking & Trust Company, Hood River, Oregon, Five Hundred (\$500.00) Dollars, in U.S. Gold Coin, of the <sup>present</sup> standard value, with interest thereon in like Gold Coin, at the rate of 8 per cent per annum from date 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, I, we or either of us 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. This note may be paid at any time upon thirty days notice in writing prior to any interest payment date.

(Signed) Etta Ramsey Vincent.

(Signed) John Vincent.

The Mortgagors expressly covenant and agree that during the term of this Mortgage, they will keep the buildings upon said premises insured in some reliable fire insurance company in an amount not less than \$ \_\_\_\_\_, the policy and loss, if any, thereunder, made payable to the mortgagee herein as her interest may appear.

Now if the sums of money due upon said instrument shall be paid according to agreement, as well as the premiums upon said Insurance Policy, this conveyance shall be void, but in case default shall be made in payment of the principal or interest or premiums on said policy of insurance, as above provided, then the said party of the second part and her legal representatives may 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 such sale, retain the said principal and interest, as well as such premiums as shall have been paid by the party of the second part for such insurance, together with the costs and charges of making such sale, and a reasonable sum as attorney's fees, and the overplus, if any there be, paid over to the said parties of the first part, their heirs or assigns, and the said parties of the first part for themselves and for their heirs, executors, and administrators, do covenant and agree to pay the said party of the second part, her executors, administrators and assigns, the said sum of money as above mentioned.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 16th day of July, 1913.

Done in the Presence of us as witnesses:

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A. J. Derby

Etta Ramsey Vincent (Seal)

John Vincent (Seal)

Satisfied

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