

The intention being to convey hereby an absolute title in fee simple, including all the rights of homestead and dower.

TO HAVE AND TO HOLD the premises above described, with all the appurtenances thereunto belonging, unto the said First National Bank, and to their heirs and assigns forever, provided always, and these presents are upon the express condition that if the said M.L. Fritts and Achsah Fritts their heirs, executors, administrators and assigns shall pay or cause to be paid to the said First National Bank their heirs, executors, administrators or assigns, the sum of Three Hundred twenty four and no/100 Dollars, payable as follows, to-wit:

Three Hundred twenty four & no/100 Dollars on the first day of October. 1916. With interest thereon at ten percent per annum, payable annually, according to the tenor and effect of the one promissory note with ^{no} interest coupons attached of said M.L. Fritts & Achsah Fritts, husband and wife, bearing even date with these presents and shall pay all taxes and assessments levied upon said real estate and all other taxes levies and assessments levied upon this mortgage or the note which this mortgage is given to secure, before the same becomes delinquent, and keep the buildings on said premises insured for the sum of \$no, loss if any, payable to the said mortgagee, then these presents to be void, otherwise to be and remain in full force.

IT IS FURTHER AGREED, (1) That if the said mortgagor shall fail to pay such taxes or procure such insurance, the said mortgagee may pay such taxes and procure such insurance; and the sum so advanced, with interest at ten per cent, shall be repaid by said mortgagor, and this mortgage shall stand as security for the same. (2) That a failure to pay any of said money, either principal or interest, when the same become due, or a failure to comply with any of the foregoing agreements, shall cause the whole sum of money herein secured to become due and collectable at once at the option of the mortgagee.

Signed this 15 day of May A.D. 1915.

In presence of

W.M. Barnett. (8¢ Rev. Stamps on original)
Earl Jones. (cancelled 5-24-15. M.L.F.)

M.L. Fritts.

Achsah Fritts.

STATE OF OREGON,)
SHERMAN COUNTY,) ss

On this 15 day of May A.D. 1915, before me the undersigned Wilson M. Barnett a Notary Public, duly commissioned and qualified for and residing in said County, personally came M.L. Fritts and Achsah Fritts to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be our voluntary act and deed.

(NOTARIAL SEAL)

Wilson M. Barnett,
Notary Public. My Commission expires
Dec. 9, 1916.

Filed for record by M.L. Fritts on May 17, 1915, at 9 A.M.

Chas. H. Nelson
County Auditor.

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