

successors and assigns, of the sum of money set out above as the consideration hereof, together with interest thereon as hereinafter set out, in gold coin of the United States, at the present standard value, said indebtedness being evidenced by one certain promissory note, a copy of said note being as follows:

\$4400.00

Spokane, Washington, July 7th 1915.

On July 7th, 1920, for value received, we promise to pay to the order of NEW WORLD LIFE INSURANCE COMPANY, at the office of the holder of this note, Forty four Hundred Dollars in gold coin of the United States of America of the present standard of weight and fineness, together with interest thereon at the rate of six per cent per annum, with current exchange on New York. Interest shall be paid semi-annually.

This note is secured by mortgage of even date to the NEW WORLD LIFE INSURANCE COMPANY. If default be made in the payment of any installment of said principal or interest at the time and place that such payment shall become due and payable; or in the performance of any stipulation or covenant contained in said mortgage, then, at the election of the mortgagee, the entire sum secured by said mortgage shall at once become due and payable without notice. If this note is placed in the hands of an attorney for collection or if suit or action is instituted to collect the same or any part thereof, I promise to pay, in addition to the costs and disbursements provided by statute, a reasonable sum in gold coin for attorney's fees. This note and all interest thereon, shall bear interest at the rate of twelve per cent per annum after the same shall become due and payable. Address: Vancouver, Wash.

(Signed) Leonia Mabee
F.A. Mabee.

This mortgage secures and is intended to secure the payment of the note as set out foregoing herein, and the payment of no other notes executed by said mortgagor and bearing the same date and tenor as the foregoing, except that.

The mortgagor further covenants and agrees with the mortgagee, its successors and assigns, as follows: First: That the mortgagor is lawfully seized of said premises in fee simple, free from all encumbrances, and that the mortgagor has good right and lawful authority to sell, mortgage and convey said premises in manner and form as aforesaid, and that the mortgagor shall and will warrant and defend the same to the said mortgagee its successors and assigns forever against the lawful claims and demands of all persons whomsoever.

Second: That the mortgagor shall and will keep the said premises free from any and all statutory liens of every kind, and shall not suffer or permit waste to be committed thereon, and shall not suffer or permit any matters of things to be done thereto which will in any wise impair or weaken the security of the mortgage.

Third: That the mortgagor will pay said moneys, note or notes, principal and interest as expressed above, when from any cause the same shall become due.

Fourth: That the mortgagor will pay before delinquency all taxes and assessments levied, assessed or imposed upon or against said premises, or any part thereof, and will also pay, before delinquency, all taxes levied, assessed or imposed, under the laws now existing or hereafter enacted, upon or against this mortgage, either as personal or real property or as an interest in real property or otherwise, and as well all taxes levied, assessed or imposed upon or against the mortgagee as the owner of the negotiable paper, above described, or the claim or credit evidenced thereby, or by this mortgage, or upon or against said negotiable paper, credit or claim.

Fifth: That the mortgagor will keep the buildings on said premises insured in one or more good and solvent stock insurance companies, named by the mortgagee, in at least the sum of two thousand (\$2,000) Dollars, the said and all policy or policies of insurance