

THIS INDENTURE, Made this 11th day of December, 1915, in the year of our Lord One Thousand \_\_\_\_\_ BETWEEN Gus Melander and Iola H. Melander husband and wife the parties of the first part, and Bank of Stevenson, a Washington corporation the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Four hundred and no/100 Dollars, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, sell, Convey and Confirm, unto the said party of the second part, and to its successors and assigns the following described tract, lot, or parcel of land, situate lying and being in the County of Skamania State of Washington, and particularly bounded and described as follows, to-wit: <sup>two</sup> Lot(2) Stevenson Park, according to the plat of said Stevenson Park as now on file in the office of the Auditor of Skamania County, Washington. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted premises, unto the said party of the second part and to its successors and assigns forever. And the said parties of the first part, for themselves and for their heirs, executors and administrators, do by these presents covenant ~~tax and with~~ that they are the owners in fee simple absolute of all and singular the above granted and described premises and appurtenances; that they have good and lawful right to sell and convey the same.

THIS CONVEYANCE IS A MORTGAGE to secure the payment of Four hundred and no/100 Dollars, together with interest thereon at the rate of ten per cent per annum from date until paid, according to the terms and conditions of one certain promissory note bearing date Dec. 11, 1915, made by Gus Melander and Iola H. Melander husband and wife interest payable semi annually to the order of Bank of Stevenson and these presents shall be void if such payment be made according to the terms and conditions thereof. And in case default be made in the performance of any of the covenants herein contained or in the payment of either the principal or interest of said note, or any part of either principal or interest, according to the terms of said note, or upon the refusal of the Mortgagor, \_\_\_\_\_ heirs, executors, administrators or assigns, to repay upon demand any charges made against the above described premises, or any part thereof, on account of taxes, insurance or other lawful assessments, the holder hereof and the note secured hereby may immediately declare the whole of said principal sum, interest, taxes, insurance, charges and other assessments immediately due, and may thereafter in any manner provided by law, foreclose this mortgage, for the whole amount then due on account of principal, interest, taxes, insurance, charges or other lawful assessments. And in any suit or other proceedings that may be had for the recovery of said principal sums and interest on either said note or this mortgage, it shall and may be lawful for the said party of the second part its successors or assigns, to include in the judgment that may be recovered, (in addition to the costs provided by law) counsel fees and charges of attorneys and counsel employed in such foreclosure suit the sum of reasonable amount of Dollars, as well as all payments that the said party of the second part its successors or assigns may be obliged to make for \_\_\_\_\_ or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

It is hereby expressly stipulated and agreed between the parties hereto, their heirs, executors, administrators or assigns, that in case of the foreclosure of this mortgage that the party of the second part, its successors or assigns, shall be entitled to have entered in such foreclosure suit a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, insurance or other lawful assessments

Satisfied

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