

privileges, appurtenances, and immunities thereunto belonging, or in anywise appertaining unto the said party of the second part, and unto his heirs and assigns forever, the said first party hereby covenanting that he is lawfully seized of an indefeasible estate, in fee, in the premises herein conveyed, that he has good right to convey the same; that the said premises are free and clear of any incumbrance done or suffered by him or those under whom he claims; and that he will warrant and defend the title to the said premises unto the said party of the second part, and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

THIS CONVEYANCE is intended as a mortgage to secure the payment of one certain Promissory Note executed December 15, 1915, in the sum of \$1000.00, payable on or before three years after date, with interest at the rate of 8%, interest payable semi-annually.

NOW, IF THE CONDITIONS of the above obligation are well and truly paid, then these presents shall be void, if such payments be made, according to the tenor and effect thereof, but in case default be made in the payment of the principal or interest as herein provided, then the said party of the second part his executors, administrators and assigns, are hereby empowered to sell the said premises, 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, to retain the said principal and interest, together with the costs and charges of making such sale, and a reasonable sum for attorneys fees; and the overplus if any there be, shall be paid by the party making such sale on demand, to the said party of the first part his heirs or assigns.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed and Sealed in presence of

Benjamin F. Beals. (Seal)

STATE OF WASHINGTON

COUNTY OF GRAYS HARBOR

SS.

THIS IS TO CERTIFY, That on this 15th day of December, A.D. 1915, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Benjamin F. Beals, of Skamania County, Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal, the day and year in this certificate first above written.

(Notarial Seal)

Commission expires June 18, 1917.

A.M. Abel Notary Public in and for the State of Washington residing at Aberdeen, Wash.

Filed for record by A.M. Abel on Dec. 21st, 1915, at 10 A.M.

Chas. H. Nellor

County Auditor.

Satisfied
BK N
Pg 373

50