

Range ten (10) East, Willamette Meridian; except the portions thereof conveyed by the deed to J.A. Holmes recorded May 17, 1909 in Book "L" of Deeds of said county at page four hundred twenty five (425) , and by the deed to W.M. Kollock recorded September, 25, 1908 in Book "L" of Deeds of said county at page two hundred twenty seven (227) and by the deed to G.C. Corlie , recorded June 10, 1910, in Book "M" of Deeds of said county at page 310, and by the deed to H. Warren Shepard, recorded August 11, 1909, in Book "L" of Deeds of said county at page four hundred ninety five (495); the tract of land described containing thirty six (36) acres more or less.

thirty cents (30¢) in Special Internal Revenue Stamps affixed to the Principal Note described herein and said stamps duly cancelled by maker of the Note. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining including dower and claim of dower and homestead and right of homestead, water rights , water ditches, water easements and other easements. TO HAVE AND TO HOLD the same with the appurtenances unto the mortgagee, its successors and assigns, forever. As further assurance of the title to the property hereby mortgaged and as security for said loan, the mortgagors, do hereby covenant to and with the mortgagee, its successors and assigns as follows:

First. That the mortgagors have a valid and unencumbered title in fee simple to the property hereby mortgaged and good right and lawful authority to convey and mortgage the same, and that the mortgagors will not suffer or permit said mortgaged property or any thereof, to become subject to any lien or encumbrance that may have precedence over the lien of this mortgage, and that the mortgagors will WARRANT AND DEFEND the said title unto the mortgagee, and unto its successors and assigns , against the lawful claims and demands of all persons whomsoever.

Second. That the mortgagors will pay promptly at maturity thereof the mortgage debt with interest, which mortgage debt and interest are evidenced by one (1) certain principal note of the mortgagors for the sum of Fifteen Hundred and 00/100 Dollars, (\$1500.00) together with Five (5) interest coupon notes of the mortgagor thereto attached , each and all thereof, bearing date of the first day of March 1916, and payable to the mortgagee which notes are for the sums and mature as follows:

One Principal note for \$1500.00 due March 1, 1921.
Interest Coupon No. 1 for \$90.00 due March 1, 1917.
Interest Coupon No. 2 for \$90.00 due March 1, 1918.
Interest Coupon No. 3 for \$90.00 due March 1, 1919.
Interest Coupon No. 4 for \$90.00 due March 1, 1920.
Interest Coupon No. 5 for \$90.00 due March 1, 1921.

Third. That the mortgagors will pay all taxes and assessments which may be levied or assessed to or against the mortgaged property, or any thereof, or to or against the holder of said notes, or any thereof, on account of said notes, at least ten days before said taxes or assessments shall become delinquent.

Fourth. That the mortgagors will cause the buildings on said mortgaged property to be insured and kept insured against loss by fire in the sum of Fifteen Hundred and 00/100 Dollars (\$1500.00) in a company or companies designated by the mortgagee for the use and benefit of the mortgagee, its successors or assigns, and will cause the insurance policies to be deposited with the mortgagee and will pay the premiums upon said insurance policies as the same shall mature.

FIFTH. That, should the mortgagors fail to pay any taxes, assessments, insurance insurance premiums or other charges, as he herein covenants to pay, or suffer the mortgaged property, or any thereof, to become subject to any liens or encumbrances having precedence over this mortgage, the mortgagee, its successors or assigns may, at its