

1.35 acres deeded by Miles B. Stevenson to Emery F. Stevenson, and the right of way of Spokane, Portland and Seattle Railway Company.

Together with all the rights to the use of water for irrigating said premises and for domestic uses thereon to which the said Mortgagors, or the premises hereby conveyed are now or may hereafter become entitled, or which now are or may hereafter be used on said premises, however the same may be evidenced, and together with all shares of stock or shares of water in any ditch or irrigation company which in any manner entitle said Mortgagors to water for irrigating or domestic purposes upon said premises.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, together also with the rents, issues and profits of the mortgaged premises, including crops shown or to be sown, or grown thereon, To have and to hold the same unto the said Mortgagee, her heirs legal representatives and assigns forever; but as a mortgage to secure the payment of the several sums of money specified in the notes hereinafter mentioned, and the performance of the covenants and conditions herein mentioned; the said Mortgagee having loaned to Miles B. Stevenson and Blanche Stevenson, his wife, and John W. Stevenson, a widower the said Mortgagors the full sum of Two Thousand (\$2000.00) Dollars in U.S. Gold Coin which is to be repaid in like gold coin, together with interest thereon payable semi annually at the rate of eight per cent. per annum, and according to the tenor and effect of the following described promissory notes, being one Principal note and six Interest Notes: Said notes being substantially of the tenor and effect following, that is to say:

- One Principal Note for Two Thousand Dollars, payable 1st Jul. 1919.
- One Interest Note for Seventy-two & 10/100 Dollars, payable 1st Jan. 1917.
- One Interest Note for Eighty Dollars, payable 1st Jul. 1917.
- One Interest Note for Eighty Dollars, payable 1st Jan. 1918.
- One Interest Note for Eighty Dollars, payable 1st Jul. 1918.
- One Interest Note for Eighty Dollars, payable 1st Jan. 1919.
- One Interest Note for Eighty Dollars, payable 1st Jul. 1919.

All of which notes dated July 19, 1916 are executed by Miles B. Stevenson and Blanche Stevenson, and John W. Stevenson, the said Mortgagors to the said Mortgagee on an actual loan of Two Thousand (\$2000.00) Dollars, and are payable to the order of the said Mortgagee at Portland, Oregon in United States gold coin, with interest at the rate of eight per cent. per annum after maturity.

AND the said Mortgagors, for themselves and for their heirs and assigns, have covenanted and agreed, and do hereby covenant and agree, to and with the said Mortgagee her heirs, legal representatives and assigns as follows:

1. That they will pay each and all of said notes promptly as they become due.
2. That this mortgage shall be deemed a mortgage of the rents and profits as well as of the real property above described. It is understood that, in the event of the default on the part of the mortgagors in the payment of all or any of the moneys herein by the Mortgagors agreed to be paid, or default in the performance of any or all of the conditions or obligations of this mortgage by the Mortgagors assumed, or upon the Mortgagors imposed, then the mortgagee may immediately foreclose this Mortgage, and a bill to foreclose this mortgage being filed, the mortgagee without further notice to the Mortgagors may apply to the court for the appointment of a receiver, and the court is hereby authorized to appoint a receiver, to take the