

bargain, sell and convey unto the said second party, her heirs and assigns forever all of that certain real estate situate in Skamania county, State of Washington, to-wit: An undivided one seventh interest in the unsold portions of the Samuel M. Hamilton Donation Land Claim, being parts of Sections 19, 20, 29 and 30 in township 2 north range 7 east W.M.

Also an undivided one seventh interest in the following tide and shore lands belonging to Mary J. Hamilton at the time of her death, to-wit: Beginning at a point south 21 deg. 58' east 41.27 feet from the southwest corner of the S.M. Hamilton D.L.C. in Township 2 north range 7 east W.M.; thence south 66 deg. 35' west 198.22 feet; south 67 deg. 43' west 482.23 feet; south 85 deg. 07' west 877.12 feet; north 86 deg. 01' 40" west 702.64 feet; north 82 deg. 22' 30" west 1969.85 feet; north 53 deg. 11' west 154.60 feet; north ~~82 deg. 53' 30" west 154.60 feet~~ 45 deg. east 550 feet; north 71 deg. east 1400 feet; north 48 deg. 50' east 1050 feet. north 40 deg. 41' east 1069.7 feet; south 260 feet to corner of fractional sections 29 and 30; thence south 71 deg. 30' west 281.82 feet; south 42 deg. west 1372.8 feet; south 60 deg. west 396 feet; south 71 deg. 45' west 1336.5 feet; south 46 deg. 30' west 502.92 feet; south 37 deg. 30' east 76.56 feet; south 15 deg. 76' east 132 feet; south 83 deg. 30' east 2538.36 feet; north 80 deg. 13' east 472.86 feet to corner to fractional sections 29 and 30 on the north bank of Columbia River; thence north 85 deg. 30' east 389.40 feet; north 71 deg. 31' east 711.94 feet to the southwest corner of the said Hamilton D.L.C. thence south 21 deg. 58' east 41.27 feet to the place of beginning, containing 9.51 acres, more or less. Also beginning at the southwest corner of the S.M. Hamilton D.L.C. in said Township 2 north range 7 east, W.M. thence by the following courses and distances: North 64 deg. 28' east 1043.76 feet; north 62 deg. east 452 feet; north 79 deg. 55' east 90.37 feet; south 60 deg. west 1060 feet; south 69 deg. 27' west 530.2 feet; north 21 deg. 58' west 41.27 feet to the place of beginning, containing 2.01 acres, more or less.

Also an undivided one seventh interest in the unsold portions of the Hamilton Homestead described as lots 1, 5 and 6 of section 29, and lots 5 and 6 of section 30, in township 2 north range 7 east, W.M. All of the above described lands lying contiguous. Portions of the said property are subject to a lease which is now held by the Oregon Washington Railroad Company, and are subject to certain rights of way for various purposes.

Together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold unto the second party, her heirs and assigns forever. But as a mortgage to secure the payment of several sums of money specified in said note before mentioned, and the performance of the covenants and conditions ~~there~~ herein contained.

It is understood that all that portion of the income arising from the premises covered by this mortgage that would otherwise be due or payable to the mortgagor herein shall during the existence of this mortgage be payable to the mortgagee herein as collected, and at the expiration of each year from the date of this mortgage the mortgagee herein shall pay from such income to herself the interest accumulated for the year preceding upon the note herein set out and credit the amount thereof on the same and if at that time there remains in her hands any portion of such income from said premises over the amount necessary to pay said interest, such amount shall be paid over to the mortgagor herein, the mortgagor to keep up all improvements and other expenses incident to the operation of said premises to the extent of her interest therein, And the first party covenants that she is the owner of an undivided one seventh interest therein in fee as herein set out, and that it is free from incumbrances, except