

Michigan, as per the recorded Plat of said addition, Lots two (2) and three (3) in Section twenty six (26) and south west quarter of the north east quarter, and the north half of the north half of the south east quarter and lot three (3) in Section twenty seven (27) in Township twenty eight (28) north of range nine (9) West Michigan and the southeast quarter of section five (5) in township two (2) North of range six (6) East of the Willamette Meridian, Skamania County, Washington. the said Amasa K. Brown, being the sole devisee of said lands, under the will of his father, William N. Brown, Deceased late of the county of Isabella, Michigan. Together with the hereditaments and appurtenances thereof. To secure the performance of the covenants hereinafter contained, and the payment of the principal sum of twelve thousand dollars, at the expiration of two years from and after the date hereof, the same with the interest hereinafter specified being payable at the Bank of Orleans, Orleans, Michigan, with interest thereon from the date hereof at the rate of seven per cent. per annum, payable semi annually, on the fourteenth days of January and July, in each year, until said principal sum is due, and thereafter at the rate of seven per cent. per annum payable semi annually, until said principal sum is paid, and with interest at the rate of seven per cent. per annum, payable semi-annually on all overdue installments of interest from the maturity thereof until paid, according to the terms of one certain promissory note bearing even date herewith, executed by Amasa K. Brown one of said mortgagors, to said mortgagees, and the said Amasa K. Brown and Geneive B. Brown mortgagors, for themselves their heirs, executors, administrators and assigns do covenant and agree to and with the said mortgagees, their legal representatives and assigns, as follows:

First: That said mortgagors are lawfully seized of the premises herein described have good right to convey the same and guarantee the quiet ~~and~~ possession thereof; that the same are free from all incumbrances (except as in this instrument expressly mentioned) and that they will warrant and defend the title to the same against all lawful claims (except as in this instrument expressly mentioned.)

Second: That said mortgagors will pay to said mortgagees, their legal representatives or assigns, said principal sum with the interest thereon as herein provided.

Third: That said mortgagors will, until the debt hereby secured is fully satisfied pay all taxes and assessments levied on said premises before any penalty for non payment attached thereto, and will deliver to said mortgagees receipts showing the payment thereof.

Fourth: That said mortgagors will abstain from the commission of waste on said premises and will keep the buildings thereon in good repair.

Fifth. That said mortgagors will, as long as the moneys secured hereby remain unpaid, keep all insurable property covered hereby insured against loss and damage by fire, with insurers and in amount and manner approved by the mortgagees, their legal representatives or assigns, with the insurance money, in case of loss, made payable ~~to~~ in the policies thereof to the mortgagees, their legal representatives or assigns, as their mortgage interest may appear, and deliver as issued to the mortgagees, their legal representatives or assigns, all policies of such insurance, and pay the premiums for the same when due.

Sixth. That if default be made in the payment of any of the aforesaid taxes or assessments, or in procuring and maintaining said insurance and paying the premiums therefor as above covenanted and agreed, or in keeping any other agreement herein contained said mortgagees, their legal representatives or assigns, may pay said taxes and assessments may effect such insurance, may make all necessary repairs, and may cause to be brought down the abstract or abstracts and tax histories of the mortgaged premises, or may procure new abstracts and tax histories in case none were furnished to said