

right of way line of Spokane, Portland and Seattle Railways Company's right of way to the place of beginning. The grantors reserve right of way for 10 foot roadway, together with all and singular the privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD THE SAME, To the said mortgagee, its successors and assigns forever except as hereinafter stated.

This instrument is intended as a MORTGAGE to secure the payment to said mortgagee, its successors and assigns, of the sum of money named above as the consideration hereof, together with interest thereon as stated below, in Gold Coin of the United States of America, of the present standard value, evidenced by one certain promissory note as per copy thereof as follows, to-wit :

\$1100.00

Spokane, Wash. March 20, 1917.

On dates below specified after date, without grace, I promise to pay to the order of the De Tweede Northwestern and Pacific Hypotheekbank at its office in the City of Spokane, State of Washington Eleven Hundred (\$1100.00) Dollars in Gold Coin of the United States of America, of the present standard value, with interest thereon, in like Gold coin, at the rate of eight per cent. per annum from date until paid, for value received. Interest to be paid semi-annually on June first and Decemoer first and if not so paid, the whole sum of both Principle and Interest to become immediatly due and collectible, at the option of the holder of this note. And, in case suit or action is instituted to collect this note, or any portion thereof, I promise and agree to pay, in addition to the costs and disbursements provided by statute, a reasonable sum in like Gold Coin, for attorney's fees in such suit or action.

I promise to pay the above principle amount as follows:

(signed) Loleta M. Hopper Johnson.

George J. Johnson

\$100. on the 1st day of March in the years 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, and 1926, and 200. on the 1st day of March in the year 1927.

The mortgagor further covenants and agrees with the mortgagee, its successors and assigns, as follows:

First:- That the mortgagor is lawfully seized of said premises in fee simple, free from all encumbrances, and that the mortgagor has good right and lawful authority to sell, mortgage and convey said premises in manner and form as aforesaid, and that the mortgagor shall and will warrant and defend the same to the said mortgagee, its successors and assigns to rever against the lawful claims and demands of all persons whomsoever.

Second:- That the mortgagor shall and will keep the said premises free from any and all statutory liens of every kind, and shall not suffer or permit waste to be committed thereon, and shall not suffer or permit any matters or things to be done thereto which will in anywise impair or weaken the security of the mortgagee.

Third:- That the mortgagor will pay said moneys, notes or notes, principle and interest, as expressed above, when from any caused the same shall become due.

Fourth:- That the ^{said} mortgagor will pay before delinquency all taxes and assessments levied, assessed or imposed upon or against said premises, or any part thereof, and will also pay, before delinquency, all taxes levied, assessed or imposed, under the laws now