

party of the second part, his heirs and assigns forever. And the said parties of the first part covenants that they are the lawful owners in fee simple of the above described premises, and that they are free from all liens and incumbrances whatsoever.

THIS COVENANT is intended as a MORTGAGE to secure the payment of one promissory note of even date <sup>here</sup> with, a true copy of which is hereunto attached and made part of this Mortgage.

Goldendale, Washington, March, 13th, 1917. \$750.00

On or before the 13th day of March, 1925, for value received, I, we, or either of us promise to pay to the order of Geoffrey H. Taylor at STATE BANK OF GOLDENDALE in Goldendale, Washington, the sum of Seven Hundred & fifty & no/100 Dollars with interest thereon at the rate of seven per cent, per annum from date until due, interest payable annually. Interest after maturity at the rate of 7 per cent, per annum on all sums then due and unpaid.

Should this note be collected by an Attorney, without suit, ten per cent, on both principle and interest shall be allowed holders as collection fees, but if suit or action is instituted hereon, I, we, or either of us, promise to pay in addition to costs and disbursements provided by statute, such additional sum as the Court may adjudge reasonable as attorney's fees. The sureties, guarantors and endorsers of this note severally waive presentation for payment, protest and notice of protest. No extension of the time of payment, with or without our knowledge, by receipt of interest, or otherwise, shall release us or either of us from the obligation of payment.

Postoffice	Copy	Ernest H. Taylor,
Sec..	Twp.	Range
		Abbie Taylor.

AND THE SAID Ernest H. Taylor and Abbie Taylor covenants and agrees to pay all taxes that now are, or may hereafter be assessed against said described premises and against this mortgage, and these presents shall be void if such payments are made. But in case default be made in the payment of the said principle, or interest, or any part of either, at the time and in the manner as in said note provided, or in the payment of said taxes, or insurance premiums, or in any part thereof, then the said party of the second part, his heirs or assigns, are hereby empowered to sell the premises above described, with all and every one of the appurtenances, or any part thereof, in the manner prescribed by law, and out of the money arising from said sale, to retain the whole as said principle and interest, whether the same shall then be due or not, together with the costs and charges of making such sale, including a reasonable amount as attorney's fees; and the overplus, if any there be, shall be paid by the party making such sale, upon demand, to the parties of the first part, their heirs or assigns.

AND IT IS EXPRESSLY AGREED, and said first parties hereby consent that in case of foreclosure of said property thereunder, and the application of the proceeds of said sale, properly applicable, to the satisfaction of the sum due upon said note hereby secured, including interest, attorney's fees, costs and all taxes that may be assessed against said property, there shall remain any part unsatisfied, that deficiency judgment for such amount remaining unsatisfied, may be entered against the parties of the first part.

AND SAID first parties as an essential part of this Mortgage, hereby agree to insure and keep insured, the buildings located upon said premises, in some reputable insurance company, authorized to do business in the State of Washington, in the sum of \$ , loss , if any, payable to said second part as interest may appear.