

Meridian, County of Skamania and State of Washington, containing Thirty (30) acres more or less:

Including Lots numbered Two (2) to Twenty-two (22), inclusive, in Block "A", and Lots numbered One (1) to Twenty (20), in Block "B", Cooper's Addition to Underwood Washington,

TO HAVE AND TO HOLD, the said premises, with all their appurtenances, unto the said party of the second part, and to his heirs and assigns forever; and the said parties of the first part, for themselves and their heirs, executors and administrators, do hereby covenant to and with the said party of the second part his heirs and assigns, that they are the owners in fee simple of said premises, that the same are free from all encumbrances, and that they will WARRANT and DEFEND the title thereto against all lawful claims whatsoever.

THIS CONVEYANCE IS INTENDED AS A MORTGAGE, and is given to secure the payment of Twenty-five Hundred and no/100--(\$2500000) Dollars, together with interest thereon at the rate of 7 percent, per annum from date until paid, payable quarterly according to the terms of a certain promissory note bearing date June 16th 1917, made by Jennie Cooper and G.A. Cooper payable Three years after date to the order of E. C. Wells at Portland, Oregon. Said parties of the first part hereby agree to procure and maintain at all times, until the debt and moneys hereby secured are fully paid, insurance on the buildings erected, and which may hereafter be erected, upon the above described premises, in some reliable fire insurance company approved by said party of the second part, to the amount of at least \$2500.00, with loss, if any, payable to the party of the second part or his assigns, which policy or policies shall be delivered to, and held by, said party of the second part, or his assigns, as additional security for the payment of the debt and moneys hereby secured.

Said parties of the first part hereby agree to keep the buildings, fences and other improvements upon said premises in as good condition and repair as the same are now in or may be put into during the continuance of the lien of this mortgage, and shall not commit or permit any waste on said premises until the moneys and debt hereby secured are fully paid.

Said parties of the first part hereby agree to pay and extinguish all taxes assessments and other public charges which may be levied, assessed or charged upon said premises, or upon this mortgage or the notes hereby secured, prior to such assessment or public charges becoming delinquent, and, also, to pay and discharge all prior liens, claims, adverse title or encumbrances on said premises, so that this mortgage shall be and remain a first lien thereon until the debt and moneys hereby secured are fully paid.

Said parties of the first part hereby agree that in the event they shall fail or neglect to procure and maintain insurance upon said buildings, and make such repairs, and pay and discharge all taxes, assessments and other public charges which may be levied, assessed or charged upon said premises, and pay and discharge all liens, claims, adverse titles and encumbrances on said premises as above agreed, then the said party of the second part, his heirs, executors, administrators or assigns may elect to pay and discharge any or all of the same, and cause said repairs to be made, and all moneys so expended and paid, with interest thereon at the rate of 7 per cent. per annum from the date of such payment or expenditures until the same is wholly re-

Satisfied

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