

\$1200.00

Portland, Oregon, September 14, 1915.

Five years after date, without grace, I promise to pay to the order of Mary J. Duffy at First National Bank, Portland, Oregon, Twelve Hundred 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 ten per cent per annum from date until paid, for value received. Interest to be paid semi-annually and if not so paid, the whole sum of both principal and interest to become immediately 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 to pay, in addition to the costs and disbursements provided by statute, such additional sum as the court may adjudge reasonable as attorney's fees in said suit or action. Makers may have the privilege of paying off above note at the expiration of three years from date hereof. The above note is secured by first mortgage and in case of foreclosure deficiency judgment may be recovered against mortgagors.

Twenty four cents internal Revenue
Stamps cancelled.

S.C. Lapham.
Mary Lapham.

NOW THEREFORE, in consideration of said loan, and for the purpose of securing the payment of the said several sums of money named in said note, and the faithful performance of all the covenants herein contained, the parties of the first part do hereby grant, bargain, sell and convey unto the said party of the second part her heirs and assigns forever, all of that certain real estate situate in Skamania County, and State of Washington, and described as follows. to-wit:

The southeast quarter of the northwest quarter, and the northeast quarter of the southwest quarter, and the northwest quarter of the southwest quarter, all in Section 36, Township 4, North Range 9 East of the Willamette Meridian, containing 120 acres, situated in Skamania County, State of Washington.

Also a certain water right filed on by the mortgagor Stanton C. Lapham dated September, 9th, 1915, and recorded in Book F of Miscellaneous Records, page 331, Skamania County, Washington. said water to be used on the above described real property to the extent of four cubic feet of water per second, and said water to be diverted from Dry Creek.

Together with the tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining, to have and to hold unto the party of the second part, 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 herein contained.

And the parties of the first part covenant that they are the owners in fee simple of said real estate. That it is free from incumbrances, and that they will pay all of said sums of money, ~~that~~ the principal and interest, specified in said note at the times therein designated, and all of the taxes and assessments which may be assessed or levied against the party of the second part, or assigns, on account of said note or mortgage, and all taxes and assessments, which may be lawfully levied upon or against said land when the same becomes due and payable, and not later than ten days before the same becomes delinquent.

And the mortgagors further agree to carry water for practical irrigation purposes to an amount sufficient for irrigating not less than twenty acres of the above land during the life of this mortgage and agrees to expend not less than \$200.00 on