

SCHERFE TO KOPF.

THIS MORTGAGE, Made this 23rd day of May 1915, by August W. Scherfe, unmarried, Mortgagor, to John Kopf, Jr., Mortgagee,

WITNESSETH, That said mortgagor, in consideration of Six Hundred & Ten & 00/100 Dollars, to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns that certain real property situated in Skamania County State of Washington, bounded and described as follows, to wit: The south half of the Southeast quarter of Section Twenty three (23) and the South half of the Southwest quarter of Section twenty four (24) in Township Two (2) North of Range Six (6) East of the Willamette Meridian, Skamania County, Washington, together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of a promissory note of which the following is a substantial copy:

\$610.00 Portland, Oregon, May 23rd 1915.

Three years after date, for Value received I promise to pay to John Kopf Jr., or order at Portland, Oregon, Six Hundred & Ten & 00/100 Dollars, and interest thereon at the rate of 8 per cent per annum from date until paid; all in United States Gold Coin of the present standard value, 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 hereof. And I further agree to pay all taxes which may be assessed against the holder of this note on account hereof. And if suit or action is commenced to collect this note or any part thereof, I promise to pay such further sum as the court may adjudge reasonable as attorney's fees in said suit or action.

August W. Scherfe.

Address _____

Secured by mortgage on Timber claim. (14% I.R.S. Cancelled).

And ~~the~~ said mortgagor covenant to and with the mortgagee, his heirs, executors, administrators and assigns that he is lawfully seized in fee simple of said premises and has a valid unencumbered title thereto and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest, according to the terms thereof; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property when due and payable before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage that he will keep the buildings now on or which may be hereafter erected on the premises insured in favor of the mortgagee, against loss or damage by fire in the sum of _____

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein shall give the mortgagee the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter, And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear

Satisfied

Bk N

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