

North 64 deg. 28' east 1043.76 feet; north 62 deg. east 452 feet; north 79 deg. 55' east 90.37 feet; south 60 deg. west 1060 feet; south 69 deg. 27' west 530.2 feet; north 21 deg. 58' west 41.27 feet to the place of beginning. containing 2.01 acres more or less.

Also an undivided one seventh interest in the unsold portions of the Hamilton Homestead, described as lots 1, 5 and 6 of section 29, and lots 5 and 6 of section 30, in township 2 north range 7 east, W.M.

All of the above described lands lying contiguous. Portions of the said property are subject to a lease, which is now held by the Oregon Washington Railroad Company, and are subject to certain rights of way for various purposes.

Together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold unto the second party, 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 it is understood that this mortgage is to secure the principal of the above described note and the interest that may become due thereon whether the same be included in a new note at the time it falls due or permitted to run concurrently with the principal of this note.

It is understood that all that portion of the income arising from the premises covered by this mortgage that would otherwise be due or payable to the mortgagor/shall during the existence of this mortgage be payable to the mortgagee herein as collected, and at the expiration of each year from the date of this mortgage, the mortgagee herein shall pay from such income to herself the interest accumulated for the year preceding upon the note herein set out and credit the amount thereof on the same, and if at that time there remains in her hands any portion of such income from said premises over the amount necessary to pay said interest, such amount shall be paid over to the mortgagor herein, the mortgagor to keep up all improvements and other expenses incident to the operation of said premises to the extent of her interest therein.

And the first party covenants that she is the owner of an undivided one seventh interest therein in fee as herein set out, and that it is free from incumbrances, and that she will pay all of said sums of money, the principal and interest specified in said note at the times herein designated, and all of the taxes and assessments which may be assessed or levied against the second party, or assigns, on account of said note or mortgage, and all taxes 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 same becomes delinquent. And it is agreed that if said mortgagor shall fail or neglect to pay said taxes or assessments as above provided, the mortgagee may pay the same and they shall at once become due and bear interest at the rate of 10% per annum until repaid. And the same shall be paid at the same time and with the first installment of interest which shall become due thereafter, and shall be a part of the debt secured by this mortgage and a lien on said land.

Now the payment of said principal, interest and taxes as above provided will render this conveyance void. But it is expressly provided, that time and the exact performance of all the conditions hereof is of the essence of this contract, and in case default be made in the payment of any of said sums of money when due and payable as above provided, either of the principal or any installment of interest or any portion thereof, or of any of the said taxes, or in the performance of any of