

THIS INDENTURE, made this Fourth day of November, 1915, between Kay McKay and Maud McKay his wife, of Seattle, Washington of King County, State of Washington, herein called the Mortgagors and Andersonian Investment Company, a corporation of Seattle County of King, State of Washington, herein called the Mortgagee,

WITNESSETH: That the Mortgagor in consideration of the loan hereinafter mentioned, do hereby grant, convey and warrant unto the Mortgagee, and to the heirs, successors and assigns of the Mortgagee forever, the following described real estate, situate in the County of Skamania State of Washington, to wit:

The northwest quarter (NW $\frac{1}{4}$) of Section nine (9) Township Four (4) North, Range Seven (7) East, W.M. together with all improvements and appurtenances whatsoever now or hereafter upon or appurtenant thereto, also all homestead and exemption rights and interests whatsoever, now held or which may be hereafter acquired in or attached to said real estate, and also all possession use, rents, issues and profits of said real estate, accruing after any default hereunder.

THIS CONVEYANCE is intended as a Mortgage of all and singular the above described property to secure the payment of a loan of Two Thousand (\$2,000.00) Dollars, according to the tenor and effect of one promissory note bearing even date, herewith, numbered one made by Kay McKay and Maude McKay, his wife, to the order of said Mortgagee Note 1 No. 1. being for \$2,000.00, and payable 60 days after date hereof, with interest on each of said notes at eight per cent. per annum, payable at maturity annually, in U.S. gold coin of or equivalent to the present standard.

This conveyance is also intended in like manner to secure all costs, attorney's fees, insurance and advances which shall properly accrue, be allowed, or made hereunder together with interest thereon as herein provided, and also to secure performance of all the agreements herein contained.

If said notes and interest thereon shall be paid as provided therein, and if all the agreements herein contained shall be kept and performed, then these presents shall be void, but otherwise shall remain in full force and effect.

THE MORTGAGOR HEREBY AGREES (until full satisfaction of this Mortgage): To pay all taxes, and assessments upon said property or upon this Mortgage or upon the notes or indebtedness secured hereby, at least ten days before delinquency, and also to pay all liens upon said property for labor or material within thirty days after the same shall be filed; To keep all buildings upon said premises insured against fire to the extent of _____ Dollars in a company or companies acceptable to and for the benefit of the Mortgagee; and to deliver the policies and renewals therefor, to the Mortgagee; To keep all improvements upon said property in good condition and repair, and neither commit nor suffer any waste upon said property; That if default be made in any payment or agreement hereunder, the Mortgagee or any holder of any note secured hereby, may make advances therefor. The Mortgagee or any holder of any note secured hereby may also take any action and make any advances and pay, settle, compromise or litigate any lien or claim whatsoever, as in its or their discretion may seem necessary for the protection of said property or of any indebtedness secured hereby. All advances for any of said purposes with interest thereon at 10 per cent per annum shall become part of the indebtedness secured hereby, without waiver of any right arising from any default hereunder, and such amounts with interest thereon shall be repaid before any application upon the notes secured hereby.

That if any default be made, in the payment of any interest or principal as they severally become due, or in the performance of any agreement of this Mortgage,

Satisfied
Pg 159
BK N