

situate, lying and being in the County of Skamania State of Washington and particularly bounded and described as follows, to-wit: The northwest quarter of the northwest  $\frac{1}{4}$  and Lot 8 of Section 1, Township 2 North of Range 7 East of the Willamette Meridian, excepting therefrom a strip of land three hundred feet in width off the East end of said above described tract heretofore deeded to J.F. Attwell, also excepting a right of way for a pipe line granted to J.F. Attwell, also excepting one acre deeded to B.R. Frazier on June 5, 1906; also excepting tract of eight acres deeded to Mary Frazier on April 14, 1906; also excepting tract of five acres deeded to Richard Nicholson on the 19th day of May 1906; said tracts hereby excepted being fully described in the deed of I.I. Foster and Flora A. Foster to E.A. Learned, dated July 28th, 1911, and recorded Vol. N. of Deeds, page 240, records of Skamania County, Washington, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining.

TO HAVE AND TO HOLD the above granted premises, unto the said part of the second part and to heirs and assigns forever. And the said parties of the first part, for themselves and for their heirs, executors and administrators, do by these presents covenant that they are the owners in fee simple absolute of all and singular the above granted and described premises and appurtenances; that they have good and lawful right to sell and convey the same.

THIS CONVEYANCE is a MORTGAGE to secure the payment of Five Hundred (\$500.00) Dollars together with interest thereon at the rate of 10 per cent per annum from date until paid, according to the terms and conditions of two certain promissory notes bearing date Nov. 20, 1915, made by Bertha E. DeForest and Geo.H. DeForest <sup>Payable</sup> at Bank of Stevenson, Stevenson, Washington, as follows, to wit: one note for \$200.00 payable one year after date and one note for \$300.00 payable eighteen months after date to the order of Bank of Stevenson and these presents shall be void if such payment be made according to the terms and conditions thereof. And in case default be made in the performance of any of the covenants herein contained or in the payment of either the principal or interest of said note, or any part of either principal or interest, according to the terms of said notes, or upon the refusal of the Mortgagors their heirs, executors, administrators, or assigns, to repay upon demand any charges made against the above described premises, or any part thereof, on account of taxes, insurance or other lawful assessments, the holder hereof and the notes secured hereby may immediately declare the whole of said principal sum, interest, taxes, insurance, charges and other assessments immediately due, and may thereafter in any manner provided by law, foreclose this mortgage, for the whole amount due on account of principal, interest, taxes,

insurance, charges or other lawful assessments. And in any suit or other proceeding that may be had for the recovery of said principal <sup>sums</sup> and interest on either said notes or this mortgage, it shall and may be lawful for the said party of the second part its successors heirs, executors, administrators, or assigns, to include in the judgment that may be recovered, (in addition to the costs provided by law) counsel fees and charges of attorneys and counsel employed in such foreclosure suit the sum of that the Court may adjudge reasonable as well as all payments that the said party of the second part its successors <sup>heirs</sup> executors administrators or assigns may be obliged to make for itself or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

It is hereby expressly stipulated and agreed between the parties hereto, their heirs, executors, administrators or assigns that in case of the foreclosure of this mortgage, that the party of the second part its successors heirs, executors, administrators or