

ELLIS BREEDLOVE ET UX TO J. F. DUFFY

THIS INDENTURE, MADE THIS 13TH DAY OF OCTOBER, 1919, BETWEEN ELLIS BREEDLOVE AND ANNIE BREEDLOVE, HUSBAND AND WIFE, OF WHITE SALMON, COUNTY OF KICKITAT STATE OF WASHINGTON, HEREIN CALLED THE MORTGAGORS, AND J. F. DUFFY OF PORTLAND, COUNTY OF MULTNOMAH STATE OF OREGON, HEREIN CALLED THE MORTGAGEE,

WITNESSETH: THAT THE MORTGAGORS, IN CONSIDERATION OF THE LOAN HEREIN- AFTER 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:

THAT PART OF THE NORTH HALF ($N\frac{1}{2}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION THREE (3), IN TOWNSHIP THREE (3) NORTH, RANGE TEN (10) EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF LITTLE BUCK CREEK, BEING PART OF THE HOME- STEAD CLAIM TAKEN UP BY CORA C. CAMERON, NOW CORA C. LAWRIE, EXCEPTING THEREFROM, HOWEVER, A SMALL PART THEREOF IN THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) HERETOFORE CONVEYED TO THE NORTHWESTERN ELECTRIC COMPANY.

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 FOUR HUNDRED AND NO/100 (\$400.00) DOLLARS, ACCORDING TO THE TENOR AND EFFECT OF . . . PROMISSORY NOTE BEARING EVEN DATE HERewith, NUMBERED ONE MADE BY ELLIS BREEDLOVE AND ANNIE BREEDLOVE, TO THE ORDER OF SAID MORTGAGEE, NOTE NO. ONE BEING FOR \$400.00, AND PAYABLE 5 YEARS AFTER DATE HEREOF, WITH INTEREST OF EACH OF SAID NOTES AT 10 PER CENT, PER ANNUM, SEMI ANNUALLY PAYABLE 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 THREE-FOURTHS OF INSURABLE VALUE OF BUILDINGS, DOLLARS IN A COMPANY OR COMPANIES ACCEPTIBLE TO AND FOR THE BENEFIT OF THE MORTGAGEE; AND TO DELIVER

Satisfied
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