

J. CANBY MORGAN ET UX TO PENINSULA SECURITY COMPANY

TH MORTGAGORS, J. CANBY MORGAN AND MARY B. MORGAN (HUSBAND AND WIFE)
MORTGAGE TO THE PENINSULA SECURITY COMPANY, AN OREGON CORPORATION, THE FOLLOWING
DESCRIBED REAL ESTATE:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THREE (3) IN
TOWNSHIP ONE (1) NORTH, RANGE FIVE EAST, SKAMANIA COUNTY, WASHINGTON.
WITH THE APPURTENANCES, TENEMENTS AND HEREDITAMENTS, TOGETHER WITH ALL INTEREST
THEREIN THAT THE MORTGAGORS MAY HAREAFTER ACQUIRE; TO SECURE THE PAYMENT OF ONE
THOUSAND DOLLARS (\$1000.00)

(COPY OF SAME HERETO ATTACHED)

\$1000.00

PORTLAND, OREGON, OCTOBER 10 1919.

FIVE YEARS AFTER DATE, I, WE, OR EITHER OF US PROMISE TO PAY TO THE
ORDER OF PENINSULA SECURITY COMPANY ONE THOUSAND DOLLARS FOR VALUE RECEIVED, WITH
INTEREST FROM DATE AT THE RATE OF SEVEN PER CENT. PER ANNUM PAYABLE ANNUALLY
UNTIL PAID, PRINCIPAL AND INTEREST PAYABLE IN U. S. GOLD COIN, AT ITS OFFICE IN
PORTLAND, OREGON; AND IN CASE SUIT IS INSTITUTED TO COLLECT THIS NOTE, OR ANY
PORTION THEREOF, I, WE, OR EITHER OF US PROMISE TO PAY SUCH ADDITIONAL SUM AS
THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES IN SAID SUIT.

No. _____

(SIGNED) J. CANBY MORGAN

20~~0~~ R. S. ATTACHED.

MARY B. MORGAN

AS EVIDENCED BY A WRITTEN CONTRACT OF EVEN DATE HERewith SIGNED BY THE MORTGAGORS,
AND PAYABLE AT THE OFFICE OF THE PENINSULA SECURITY COMPANY, PORTLAND, OREGON.
THE MORTGAGORS AGREE TO PAY, WHEN DUE, ALL TAXES AND ASSESSMENTS LEVIED UPON SAID
PREMISES; TO KEEP THE SAME FREE FROM ALL INCUMBRANCES, INCLUDING THOSE OF RECORD,
WHETHER LEGAL OR OTHERWISE; TO COMPLETE ALL BUILDINGS IN COURSE OF CONSTRUCTION
OR ABOUT TO BE CONSTRUCTED THEREON WITHIN SIX MONTHS FROM DATE HEREOF; TO KEEP
ALL BUILDINGS IN GOOD REPAIR AND CONTINUOUSLY INSURED IN A SUM NOT LESS THAN THE
ORIGINAL PRINCIPAL HEREIN NAMED; ALL POLICIES OF INSURANCE WITH MORTGAGE CLAUSE
IN FAVOR OF MORTGAGEE ATTACHED TO BE DELIVERED TO THE MORTGAGEE AND TO BE IN
COMPANIES NAMED BY IT; SHOULD THE MORTGAGORS FAIL TO KEEP ANY OF THE FOREGOING
COVENANTS, THEN THE MORTGAGEE MAY AT ITS OPTION CARRY OUT THE SAME AND ALL ITS
EXPENDITURES THEREFOR SHALL DRAW INTEREST UNTIL REPaid AT THE RATE OF TEN PER
CENT PER ANNUM, BE REPAYABLE BY THE MORTGAGORS ON DEMAND, AND SHALL BE SECURED BY
THIS MORTGAGE.

TIME IS MATERIAL AND OF THE ESSENCE HEREOF, AND IF DEFAULT BE MADE IN
THE PAYMENT OF ANY OF THE INSTALLMENTS OF THE DEBT HEREBY SECURED, OR IN ANY OF
THE COVENANTS HEREIN CONTAINED, THEN, IN SUCH OR ANY OF SAID CASES, THE BALANCE OF
UNPAID PRINCIPAL WITH ACCRUED INTEREST, AND ALL OTHER INDEBTEDNESS HEREBY SECURED,
SHALL AT THE MORTGAGEE'S ELECTION BECOME IMMEDIATELY DUE, WITHOUT NOTICE, AND
THIS MORTGAGE MAY BE FORECLOSED.

IN ANY SUIT TO FORECLOSE THIS MORTGAGE, OR IN ANY SUIT WHICH THE MORTGAGEE
IS OBLIGED TO DEFEND TO PROTECT THE LIEN HEREOF, THE MORTGAGORS AGREE TO PAY A
REASONABLE SUM AS ATTORNEY'S FEES, AND FURTHER AGREE TO PAY SUCH REASONABLE COSTS
OF SEARCHING RECORDS AND ABSTRACTING THE SAME AS ANY NECESSARILY BE INCURRED IN
FORECLOSING THIS MORTGAGE OR DEFENDING THE SAME, WHICH SHALL BE SECURED HEREBY
AND INCLUDED IN THE DECREE OF FORECLOSURE.