

MARY M. REATH ET VIR TO F. W. COOKMAN

THIS INDENTURE, MADE THIS TWENTY-SIXTH DAY OF MARCH IN THE YEAR OF OUR LORD ONE THOUSAND NINE HUNDRED AND TWENTY (1920) BETWEEN MARY M. REATH AND THOMAS REATH HUSBAND AND WIFE THE PARTIES OF THE FIRST PART, AND F. W. COOKMAN, THE PARTY OF THE SECOND PART,

WITNESSETH, THAT THE SAID PARTIES OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED (\$600.00) DOLLARS, TO THEM IN HAND PAID BY THE SAID PARTY OF THE SECOND PART, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DO BY THESE PRESENTS GRANT, BARGAIN, SELL, CONVEY AND CONFIRM UNTO THE SAID PARTY OF THE SECOND PART, AND TO HIS HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT, LOT, OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF SKAMANIA STATE OF WASHINGTON, AND PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

THE NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION THIRTY-TWO (32) TOWNSHIP TWO (2) NORTH RANGE SIX (6) EAST WILLAMETTE MERIDIAN, BEING ONE HUNDRED AND TWENTY ACRES (120). TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING.

TO HAVE AND TO HOLD THE ABOVE GRANTED PREMISES, UNTO THE SAID PARTY OF THE SECOND PART, AND TO HIS HEIRS AND ASSIGNS FOREVER.

AND THE SAID PARTIES OF THE ^{first} ~~second~~ 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 INTENDED AS A MORTGAGE TO SECURE THE PAYMENT OF SIX HUNDRED AND NO/100 (\$600.00) DOLLARS. TOGETHER WITH INTEREST THEREON AT THE RATE OF TEN PER CENT. PER ANNUM FROM DATE UNTIL PAID, ACCORDING TO THE TERMS AND CONDITIONS OF ONE CERTAIN PROMISSORY NOTE BEARING EVEN DATE HERewith MADE BY MARY M. REATH AND THOMAS REATH, PAYABLE ON OR BEFORE THREE YEARS AFTER DATE TO THE ORDER OF F. W. COOKMAN, AT PORTLAND, OREGON, 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 THE SAID NOTE, OR ANY PART OF EITHER PRINCIPAL OR INTEREST, ACCORDING TO THE TERMS OF SAID NOTE, OR UPON THE REFUSAL OF THE MORTGAGOR, 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 NOTE SECURED HEREBY MAY IMMEDIATELY DECLARE THE WHOLE OF SAID PRINCIPAL SUM, INTEREST, TAXES, INSURANCE, CHARGES OR OTHER ASSESSMENTS IMMEDIATELY DUE, AND MAY THEREAFTER, IN ANY MANNER PROVIDED BY LAW, FORECLOSE THIS MORTGAGE FOR THE WHOLE AMOUNT THEN DUE AN 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 SUM AND INTEREST ON EITHER SAID NOTE OR THIS MORTGAGE, IT SHALL