

A. J. BESNER ET UX TO BANK OF STEVENSON

THIS INDENTURE, MADE THIS 14TH DAY OF MAY IN THE YEAR OF OUR LORD ONE THOUSAND NINE HUNDRED AND TWENTY BETWEEN A. J. BESNER AND ELLA F. BESNER, HIS WIFE, OF PORTLAND, OREGON, PARTIES OF THE FIRST PART, AND BANK OF STEVENSON, A CORPORATION, OF STEVENSON, WASHINGTON THE PARTY OF THE SECOND PART;

WITNESSETH, THAT THE SAID PARTIES OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED AND FIFTY (\$350.00) 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 ITS SUCCESSORS 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:

LOTS 15 AND 16 OF BLOCK 5 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, ACCORDING TO THE OFFICIAL PLAT THEREOF NOW ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON. 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 ITS SUCCESSORS 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 THREE HUNDRED AND FIFTY DOLLARS (\$350.00) TOGETHER WITH INTEREST THEREON AT THE RATE OF 10 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 A. J. BESNER AND ELLA F. BESNER PAYABLE TO BANK OF STEVENSON, <sup>at Stevenson,</sup> WASHINGTON ON OR BEFORE ONE YEAR AFTER DATE AND THESE PRESENTS SHALL BE VOID IF SUCH PAYMENT BE MADE ACCORDING TO THE TERMS AND CONSITIONS THEREOF. Erm

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 NOTE, 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 NOTE 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 THEN DUE ON ACCOUNT OF PRINCIPAL, INTEREST, TAXES, INSURANCE, CHARGES OR OTHER LAWFUL ASSESSMENTS.