

ALL TAXES WHICH MAY BE ASSESSED OR CHARGEABLE UNDER THE LAWS OF WASHINGTON. AGAINST THIS NOTE AND THE DEBT EVIDENCED HEREBY AND THE HOLDER HEREOF, BY REASON OF THIS NOTE. SAID PRINCIPAL AND INTEREST SHALL BE PAID IN UNITED STATES GOLD COIN OF THE PRESENT STANDARD OF WEIGHT AND FINENESS.

THIS NOTE IS SECURED BY MORTGAGE OF EVEN DATE HERewith, EXECUTED AND DELIVERED BY THE MAKER ^{hereof} IN FAVOR OF THE PAYEE HEREIN, CONVEYING CERTAIN REAL PROPERTY THEREIN DESCRIBED, THE TERMS OF WHICH MORTGAGE ARE MADE A PART HEREOF. EPM

IT IS HEREBY AGREED THAT IF DEFAULT BE MADE IN THE PAYMENT OF ANY PART OF SAID PRINCIPAL OR OF THE INTEREST ON THIS NOTE OR ANY PART THEREOF, OR IF THE MAKER HEREOF SHALL FAIL TO KEEP OR PERFORM ANY OF THE COVENANTS AND AGREEMENTS CONTAINED IN THE SAID INSTRUMENT SECURING THIS NOTE, THEN, AT THE OPTION OF THE HOLDER OF THIS NOTE, THE PRINCIPAL SUM, WITH ACCRUED INTEREST, SHALL AT ONCE BECOME DUE AND COLLECTIBLE WITHOUT NOTICE, TIME BEING OF THE ESSENCE OF THIS CONTRACT. AND IT IS ALSO AGREED THAT IN CASE SUIT OR ACTION IS INSTITUTED TO COLLECT THIS NOTE, OR ANY PORTION THEREOF, THE MAKER OF THIS NOTE SHALL PAY SUCH ADDITIONAL SUM AS THE COURT MAY ADJUDGE REASONABLE AS AN ATTORNEY'S FEE IN SUCH SUIT OR ACTION.

THE PRINCIPAL OF THIS NOTE SHALL BE PAID AS FOLLOWS: \$600.00 ON OR BEFORE DECEMBER 1ST, 1920; \$500.00 ON OR BEFORE DECEMBER 1ST, 1921; AND THE SUM OF \$1,500.00 ON OR BEFORE THREE YEARS FROM DATE HEREOF. IT SHALL BE THE PRIVILEGE OF THE MAKERS HEREOF TO MAKE FULL PAYMENT OF THIS NOTE AT ANY TIME.

(SIGNED) DAVE M. SMITH

(SIGNED) BESSIE M. SMITH

UNITED STATES REVENUE STAMPS IN THE SUM OF \$.52 $\frac{1}{2}$ ATTACHED TO NOTE AND CANCELLED.

NOW, THEREFORE, IF ALL AND EVERY SUM OF MONEY SPECIFIED HEREIN SHALL BE PAID, AND IF ALL AND SINGULAR THE COVENANTS AND AGREEMENTS HEREIN CONTAINED SHALL BE KEPT AND PERFORMED, THEN THESE PRESENTS SHALL BE VOID, BUT OTHERWISE SHALL REMAIN IN FULL FORCE AND EFFECT.

AND THE MORTGAGORS DAVE M. SMITH AND BESSIE M. SMITH JOINTLY AND SEVERLY DO HEREBY COVENANT AND AGREE WITH THE MORTGAGEES AS FOLLOWS, TO-WIT:

THAT THE SAID PREMISES ARE FREE AND CLEAR OF ALL LIENS OR INCUMBRANCES, EXCEPT AS HEREIN STATED, AND TO WARRANT AND DEFEND THE SAME FOREVER AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, EXCEPT AS HEREIN STATED.

TO PAY EACH AND ALL SUMS SECURED HEREBY PROMPTLY AS THEY BECOME DUE.

SO LONG AS SAID DEBT REMAINS UNPAID IN WHOLE OR IN PART TO PAY ALL TAXES, ASSESSMENTS, LIENS AND OTHER CHARGES THAT MAY BE LEVIED OR ASSESSED UNDER THE LAWS OF WASHINGTON UPON OR AGAINST THE SAID PREMISES, THIS MORTGAGE AND THE DEBT SECURED HEREBY, TEN DAYS BEFORE THEY BECOME DELINQUENT, AND TO IMMEDIATELY PAY OFF ANY LIEN HAVING OR WHICH MAY HAVE PRECEDENCE OF THIS MORTGAGE, EXCEPT AS HEREIN STATED.

TO KEEP ALL IMPROVEMENTS ERECTED, AND TO BE ERECTED ON SAID PREMISES IN GOOD ORDER AND REPAIR AND TO COMMIT OR SUFFER NO WASTE OF THE MORTGAGED PREMISES.

TO KEEP THE PRESENT BUILDINGS UPON, AND ANY WHICH MAY HEREAFTER BE ERECTED UPON, SAID PREMISES, INSURED AGAINST FIRE IN A SUM NOT LESS THAN