

THIRTY-ONE (31), TOWNSHIP TWO (2), NORTH, RANGE SIX (6) EAST OF THE WILLAMETTE MERIDIAN, AND LOT FIVE (5) OF SECTION FIVE (5), AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$ OF $NE\frac{1}{4}$) OF SECTION SIX (6), TOWNSHIP ONE (1) NORTH RANGE SIX (6) EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

EXCEPTING, HOWEVER, FROM THE PREMISES ABOVE DESCRIBED, ONE (1) ACRE THEREOF RESERVED FOR SCHOOL PURPOSES IN DEED DATED OCTOBER 13, 1903, AND RECORDED AT PAGE 527 OF BOOK "H" OF THE DEED RECORDS OF SAID COUNTY;

EXCEPTING, ALSO, RAILWAY RIGHT OF WAY 100 FEET IN WIDTH OVER AND ACROSS LOT FIVE (5) OF SECTION FIVE (5) ABOVE DESCRIBED, HERETOFORE CONVEYED MARCH 26, 1906, TO PORTLAND & SEATTLE RAILWAY COMPANY BY DEED RECORDED AT PAGE 535 OF BOOK "I" OF THE DEED RECORDS OF SAID COUNTY, AND RIGHTS OF MAINTENANCE THEREOF SECURED TO SPOKANE, PORTLAND & SEATTLE RAILWAY COMPANY BY INSTRUMENT DATED JUNE 5, 1915, AND RECORDED AT PAGE 319 OF BOOK "F" OF THE MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPTING, ALSO, 60 FOOT RIGHT OF WAY OVER AND ACROSS SAID LOT FIVE (5) HERETOFORE CONVEYED FOR ROAD AND HIGHWAY PURPOSES BY DEED DATED DECEMBER 28, 1907, AND RECORDED AT PAGE 62 OF BOOK "L" OF THE DEED RECORDS OF SAID COUNTY.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

TO HAVE AND TO HOLD THE SAID PREMISES WITH THE APPURTENANCES UNTO THE SAID MORTGAGEE, ITS SUCCESSORS, REPRESENTATIVES AND ASSIGNS FOREVER.

THIS CONVEYANCE IS INTENDED AS A MORTGAGE, HOWEVER, AND IS GIVEN TO SECURE THE PAYMENT BY THE MORTGAGORS TO THE MORTGAGEE OF THE SUM OF TWENTY-FIVE HUNDRED AND NO/100 (\$2500.00) DOLLARS IN UNITED STATES GOLD COIN OF THE PRESENT STANDARD VALUE, DUE MAY 23, 1924 WITH INTEREST FROM DATE UNTIL PAID AT THE RATE OF SEVEN PER CENT PER ANNUM, PAYABLE SEMI-ANNUALLY; ALL ACCORDING TO THE TERMS OF THREE CERTAIN PROMISSORY NOTES OF EVEN DATE HERewith FOR \$2500.00 PAYABLE MAY 23, 1924, GIVEN BY THE MORTGAGORS TO THE MORTGAGEE AND BEARING INTEREST PAYABLE AT THE RATE AND TIMES AFORESAID, WHICH INTEREST IS EVIDENCED BY EIGHTEEN COUPON NOTES ATTACHED TO THE PRINCIPAL NOTE.

THIS INDENTURE IS FURTHER CONDITIONED UPON THE FAITHFUL OBSERVANCE BY THE MORTGAGORS OF THE FOLLOWING COVENANTS HEREBY EXPRESSLY ENTERED INTO BY THE MORTGAGORS, TO-WIT:

THAT THEY ARE LAWFULLY SEIZED OF SAID PREMISES, AND NOW HAVE A VALID AND UNINCUMBERED FEE SIMPLE TITLE THERETO, AND THAT THEY WILL FOREVER WARRANT AND DEFEND THE SAME AGAINST THE CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER;

THAT THEY WILL FORTHWITH PAY ANY LIENS OR INCUMBRANCES NOW EXISTING UPON SAID PREMISES SUPERIOR TO THIS MORTGAGE.

THAT THEY WILL PAY THE SAID PROMISSORY NOTES AND ALL INSTALLMENTS OF INTEREST THEREON PROMPTLY AS THE SAME BECOMES DUE, ACCORDING TO THE TENOR OF SAID NOTES;

THAT SO LONG AS THIS MORTGAGE SHALL REMAIN IN FORCE THEY WILL PAY ALL TAXES, ASSESSMENTS AND OTHER CHARGES OF EVERY NATURE WHICH MAY BE LEVIED OR ASSESSED UPON OR AGAINST THE SAID PREMISES WHEN DUE AND PAYABLE, ACCORDING TO LAW, AND BEFORE THE SAME BECOME DELINQUENT, AND WILL ALSO PAY ALL TAXES WHICH MAY BE LEVIED OR ASSESSED ON THIS MORTGAGE OR THE DEBT THEREBY SECURED, AND WILL PROMPTLY PAY AND SATISFY ANY MECHANIC'S LIENS OR OTHER LIENS OR ENCUMBRANCES THAT MIGHT