

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION TWENTY-ONE, TOWNSHIP THREE, NORTH OF RANGE TEN, EAST OF THE WILLAMETTE MERIDIAN, TOGETHER WITH THE TENEMENTS, HEREDITAMENTS, RIGHTS, PRIVILEGES AND APPURTENANCES, NOW OR HEREAFTER BELONGING TO OR USED IN CONNECTION WITH THE ABOVE DESCRIBED PREMISES; AND ALL PLUMBING, LIGHTING, HEATING, COOKING, COOLING, VENTILATING, ELEVATING, WATERING AND IRRIGATING APPARATUS AND FIXTURES, NOW OR HEREAFTER BELONGING TO OR USED IN CONNECTION WITH THE ABOVE DESCRIBED PREMISES; AND TOGETHER WITH ALL WATERS AND WATER RIGHTS OF EVERY KIND AND DESCRIPTION AND HOWEVER EVIDENCED OR MANIFESTED, WHICH NOW OR HEREAFTER MAY BE APPURTENANT TO SAID PREMISES OR ANY PART THEREOF, OR INCIDENT TO THE OWNERSHIP THEREOF, OR ANY PART THEREOF, OR USED IN CONNECTION THEREWITH; AND TOGETHER WITH ALL OF THE RENTS, ISSUES AND PROFITS OF THE MORTGAGED PROPERTY.

THIS MORTGAGE SECURED THE PERFORMANCE OF THE COVENANTS AND AGREEMENTS HEREINAFTER CONTAINED, AND THE PAYMENT OF THE DEBT REPRESENTED BY TWO PROMISSORY NOTES MADE BY THE MORTGAGORS TO THE ORDER OF THE MORTGAGEE, ONE NOTE DATED OCT. 25, 1917, FOR THE PRINCIPAL SUM OF ONE THOUSAND DOLLARS (\$1000.00) WITH INTEREST THEREON FROM DATE UNTIL MATURITY AT THE RATE OF FIVE PER CENT PER ANNUM, PAYABLE SEMI-ANNUALLY, ON THE WHOLE OF SAID PRINCIPAL SUM FROM TIME TO TIME REMAINING UNPAID, AND ONE NOTE, OF EVEN DATE HERewith, FOR THE PRINCIPAL SUM OF TWO THOUSAND DOLLARS (\$2000.00), WITH INTEREST THEREON FROM DATE UNTIL MATURITY AT THE RATE OF FIVE AND ONE-HALF PER CENT PER ANNUM, PAYABLE SEMI-ANNUALLY, ON THE WHOLE OF SAID PRINCIPAL SUM FROM TIME TO TIME REMAINING UNPAID, BOTH PRINCIPAL AND INTEREST OF EACH OF SAID NOTES BEING PAYABLE TO THE SAID MORTGAGEE AT ITS OFFICE IN THE CITY OF SPOKANE, STATE OF WASHINGTON, ON AN AMORTIZATION PLAN IN INSTALLMENTS AS IN THE SAID PROMISSORY NOTES PROVIDED. SAID FIRST NOTE FOR ONE THOUSAND DOLLARS, (\$1000.00), MATURES IN THIRTY-SIX YEARS FROM DATETHEREOF, AND PROVIDED THAT AT ANY PAYMENT PERIOD AFTER FIVE YEARS FROM THE DATE THEREOF, THE MAKER AT HIS OPTION SHALL HAVE THE PRIVILEGE OF PAYING \$25.00 OR ANY MULTIPLE THEREOF OR THE ENTIRE AMOUNT THEN DUE; AND SAID NOTE FOR TWO THOUSAND DOLLARS, (\$2000.00), MATURES IN THIRTY-FOUR AND ONE-HALF YEARS FROM THE DATE THEREOF AND PROVIDED THAT AT ANY PAYMENT PERIOD AFTER FIVE YEARS FROM THE DATE THEREOF, THE MAKER AT HIS OPTION SHALL HAVE THE PRIVILEGE OF PAYING ANY NUMBER OF AMORTIZATION INSTALLMENTS OR THE ENTIRE AMOUNT THEN DUE; AND EACH OF SAID NOTES PROVIDES ALSO FOR A REASONABLE ATTORNEY'S FEE, IN ADDITION TO THE COSTS OF SUIT THEREON.

EACH OF THE MORTGAGORS COVENANTS THAT THEY ARE LAWFULLY SEIZED OF SAID PREMISES IN FEE SIMPLE, HAVE GOOD RIGHT AND LAWFUL AUTHORITY TO CONVEY AND MORTGAGE SAID PREMISES IN THE MANNER AND FORM AFORESAID, AND THAT SAID PREMISES ARE FREE FROM ENCUMBRANCE; AND EACH OF THE MORTGAGORS SHALL AND WILL WARRANT AND DEFEND THE SAME FOREVER AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, AND THIS COVENANT SHALL NOT BE EXTINGUISHED BY ANY FORECLOSURE HEREOF, BUT SHALL RUN WITH THE LAND.

AND EACH OF THE MORTGAGORS FURTHER COVENANTS AND AGREES:

TO PAY ALL DEBTS AND MONEYS SECURED HEREBY, WHEN FROM ANY CAUSE THE SAME SHALL BECOME DUE;

NOT TO PERMIT OR SUFFER ANY TAX, ASSESSMENT, OR OTHER LIEN OR ENCUMBRANCE PRIOR TO THE LIEN OF THIS MORTGAGE, TO EXIST AT ANY TIME AGAINST SAID PREMISES;