

MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

EXCEPTING, HOWEVER, FROM THE PREMISES ABOVE DESCRIBED, ONE 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 OF SECTION FIVE, ABOVE DESCRIBED, HERETOFORE CONVEYED MARCH 26TH, 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 5TH, 1915, AND RECORDED AT PAGE 319 OF BOOK "F" OF THE MISCELLANEOUS RECORDS OF SAID COUNTY; EXCEPTING ALSO 60 FT. RIGHT OF WAY OVER AND ACROSS SAID LOT FIVE HERETOFORE CONVEYED FOR ROAD AND HIGHWAY PURPOSES BY DEED DATED DEC. 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 THERE-UNTO 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 TWO THOUSAND AND NO/100 DOLLARS IN UNITED STATES GOLD COIN OF THE PRESENT STANDARD VALUE, DUE MAY 20TH, 1929 WITH INTEREST FROM DATE UNTIL PAID AT THE RATE OF 7 PER CENT PER ANNUM, PAYABLE SEMI-ANNUALLY; ALL ACCORDING TO THE TERMS OF ONE CERTAIN PROMISSORY NOTE OF EVEN DATE HERewith FOR \$2000.00 PAYABLE MAY 20TH, 1929, GIVEN BY THE MORTGAGORS TO THE MORTGAGEE AND BEARING INTEREST PAYABLE AT THE RATE AND TIMES AFORESAID,

THE NOTES SECURED BY THIS MORTGAGE HAVE AFFIXED THERETO AND CANCELLED THE PROPER AMOUNT OF REVENUE STAMPS.

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 NOTE AND ALL INSTALLMENTS OF INTEREST THEREON PROMPTLY AS THE SAME BECOME DUE, ACCORDING TO THE TENOR OF SAID NOTE;

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 BY OPERATION OF LAW OR OTHERWISE BECOME A LIEN UPON THE MORTGAGED PREMISES SUPERIOR TO THE LIEN OF THIS MORTGAGE, AND WILL DELIVER ALL RECEIPTS THEREFOR TO THE MORTGAGEE;

THAT THEY WILL KEEP ALL THE IMPROVEMENTS ERECTED ON SAID PREMISES IN GOOD ORDER AND REPAIR AND WILL NOT COMMIT OR SUFFER ANY WASTE OF THE PREMISES HEREBY