

TRACT, SITUATE IN SEC. 33, T. 2 N., R. 5 E., AND SEC. 4, T. 1 N., R. 5 E. W.M.

ALSO, COMMENCING AT A POINT 557.04 FEET WEST OF THE NORTHEAST CORNER OF THE WEST TWO-THIRDS OF JOHN W. STEVENSON AND SARAH STEVENSON, HIS WIFE, D.L.C. (SAID D.L.C. BEING THE $N\frac{1}{2}$ OF $N\frac{1}{2}$ OF SEC. 4, TOWNSHIP 1 NORTH, RANGE 5 EAST W.M., AND THE $S\frac{1}{2}$ OF THE $S\frac{1}{2}$ OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST, W.M., SAID NORTHEAST CORNER OF SAID WEST TWO-THIRDS OF SAID D.L.C. BEING 1760 FEET WEST OF THE NORTHEAST CORNER OF THE $SE\frac{1}{4}$ OF THE $SE\frac{1}{4}$ OF SECTION 33, TOWNSHIP 2 NORTH, OF RANGE 5 E. OF W.M.); THENCE SOUTH 105 RODS AND 1 LINK TO THE B. HAFLEY 8 ACRE TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID 8 ACRE TRACT 88 RODS 13 LINKS; THENCE NORTH 105 RODS, 1 LINK, TO THE NORTH LINE OF SAID D.L.C.; THENCE EAST 88 RODS 13 LINKS ALONG SAID NORTH LINE OF SAID CLAIM TO THE PLACE OF BEGINNING, CONTAINING 58 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD, THE SAID PREMISES, WITH ALL THEIR APPURTENANCES, UNTO THE SAID PARTY OF THE SECOND PART, AND TO HIS HEIRS AND ASSIGNS FOREVER; AND THE SAID PARTIES OF THE FIRST PART, FOR THEMSELVES AND THEIR HEIRS, EXECUTORS AND ADMINISTRATORS, DO HEREBY COVENANT TO AND WITH THE SAID PARTY OF THE SECOND PART, HIS HEIRS AND ASSIGNS, THAT THEY ARE THE OWNERS IN FEE SIMPLE OF SAID PREMISES, THAT THE SAME ARE FREE FROM ALL ENCUMBRANCES, AND THAT THEY WILL WARRANT AND DEFEND THE TITLE THERETO AGAINST ALL LAWFUL CLAIMS WHATSOEVER.

THIS CONVEYANCE IS INTENDED AS A MORTGAGE, AND IS GIVEN TO SECURE THE PAYMENT OF TWENTY-SIX HUNDRED (\$2600.00) DOLLARS, TOGETHER WITH INTEREST THEREON AT THE RATE OF SIX PER CENT. PER ANNUM FROM DATE UNTIL PAID, PAYABLE ANNUALLY, ACCORDING TO THE TERMS OF ONE CERTAIN PROMISSORY NOTE BEARING DATE JULY 18TH 1925, MADE BY WILLIAM CRISPIEN AND ANNA CRISPIEN, PAYABLE FIVE YEARS AFTER DATE AT CAPE HORN, WASHINGTON, TO THE ORDER OF WALTER DUGGAN,

SAID PARTIES OF THE FIRST PART HEREBY AGREE TO PROCURE AND MAINTAIN AT ALL TIMES, UNTIL THE DEBT AND MONEYS HEREBY SECURED ARE FULLY PAID, INSURANCE ON THE BUILDINGS ERECTED, AND WHICH MAY HEREAFTER BE ERECTED, UPON THE ABOVE DESCRIBED PREMISES, IN SOME RELIABLE FIRE INSURANCE COMPANY APPROVED BY SAID PARTY OF THE SECOND PART, TO THE AMOUNT OF AT LEAST \$, WITH LOSS, IF ANY, PAYABLE TO THE PARTY OF THE SECOND PART OR HIS ASSIGNS, WHICH POLICY OR POLICIES SHALL BE DELIVERED TO, AND HELD BY, SAID PARTY OF THE SECOND PART, OR HIS ASSIGNS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE DEBT AND MONEYS HEREBY SECURED.

SAID PARTIES OF THE FIRST PART HEREBY AGREE TO KEEP THE BUILDINGS, FENCES AND OTHER IMPROVEMENTS UPON SAID PREMISES IN AS GOOD CONDITION AND REPAIR AS THE SAME ARE NOW IN OR MAY BE PUT INTO DURING THE CONTINUANCE OF THE LIEN OF THIS MORTGAGE, AND SHALL NOT COMMIT OR PERMIT ANY WASTE ON SAID PREMISES UNTIL THE MONEYS AND DEBTS HEREBY SECURED ARE FULLY PAID.

SAID PARTIES OF THE FIRST PART HEREBY AGREE TO PAY AND EXTINGUISH ALL TAXES, ASSESSMENTS AND OTHER PUBLIC CHARGES WHICH MAY BE LEVIED, ASSESSED OR CHARGED UPON SAID PREMISES, OR UPON THIS MORTGAGE OR THE NOTES HEREBY SECURED, PRIOR TO SUCH ASSESSMENT OR PUBLIC CHARGES BECOMING DELINQUENT, AND, ALSO, TO PAY AND DISCHARGE ALL PRIOR LIENS, CLAIMS, ADVERSE TITLE OR ENCUMBRANCES ON SAID PREMISES, SO THAT THIS MORTGAGE SHALL BE AND REMAIN A FIRST LIEN THEREON UNTIL THE DEBT AND MONEYS HEREBY SECURED ARE FULLY PAID.

SAID PARTIES OF THE FIRST PART HEREBY AGREE THAT IN THE EVENT THEY SHALL FAIL OR NEGLECT TO PROCURE AND MAINTAIN INSURANCE UPON SAID BUILDINGS, AND MAKE