

LAND, LYING AND BEING IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, AND PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

AN UNDIVIDED  $1/18$  INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:  $E\frac{1}{2}$  OF  $SW\frac{1}{4}$ ,  $S\frac{1}{2}$  OF  $SE\frac{1}{4}$ ,  $NE\frac{1}{4}$  OF  $SE\frac{1}{4}$ ,  $SE\frac{1}{4}$  OF  $NE\frac{1}{4}$  OF SEC. 21 Tp. 3 N. R. 8 EAST OF W.M. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING, INCLUDING THE MINERAL SPRINGS THEREON, HOTEL BUILDINGS AND PROPERTY SITUATED THEREON AND ALL FRANCHISES, EASEMENTS AND PRIVILEGES APPERTAINING THERETO; ALSO AN UNDIVIDED  $1/18$  INTEREST IN AND TO THE PERSONAL PROPERTY UPON THE SAID REAL ESTATE BELONGING OR APPERTAINING TO THE HOTEL BUSINESS, INCLUDING FURNITURE, FIXTURES, LIVE STOCK, MACHINERY AND EQUIPMENT OF WHATSOEVER KIND OR NATURE USED IN CONNECTION WITH THE SAID ST. MARTINS MINERAL SPRINGS HOTEL ON SAID PROPERTY, ALSO INCOME THEREFROM TO PAY INTEREST HEREON

BEING THE INTEREST OF GRANTOR IN THE ST. MARTINS MINERAL SPRINGS PROPERTY, TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING.

THIS CONVEYANCE IS INTENDED AS A MORTGAGE TO SECURE THE PAYMENT OF \$2800.00 DOLLARS, LAWFUL MONEY OF THE UNITED STATES, TOGETHER WITH INTEREST THEREON AT THE RATE OF 6 PER CENT. PER ANNUM FROM DATE UNTIL PAID, ACCORDING TO THE TERMS AND CONDITIONS OF ONE CERTAIN PROMISSORY NOTE, BEARING DATE JANUARY 26, 196, MADE BY THE PARTY OF THE FIRST PART HERETO, PAYABLE ON OR BEFORE FIVE YEARS AFTER DATE (INTEREST PAYABLE ANNUALLY, AND INCOME FROM ABOVE PROPERTY MAY BE COLLECTED BY MORTGAGEE TO APPLY THEREON) TO THE ORDER OF A. P. GORDON, GUARDIAN OF THE ESTATE OF MARGARET ST. MARTIN, INCOMPETENT AND THESE PRESENTS SHALL BE VOID IF SUCH PAYMENT BE MADE ACCORDING TO THE TERMS AND CONDITIONS THEREOF. BUT IN CASE DEFAULT BE MADE IN THE PAYMENT OF THE PRINCIPAL OR INTEREST OF SAID PROMISSORY NOTE, OR ANY PART THEREOF, WHEN THE SAME SHALL BECOME DUE AND PAYABLE, ACCORDING TO THE TERMS AND CONDITIONS THEREOF, THEN THE SAID PARTY OF THE SECOND PART, HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS MAY IMMEDIATELY THEREAFTER, IN THE MANNER PROVIDED BY LAW, FORECLOSE THIS MORTGAGE FOR THE WHOLE AMOUNT DUE UPON SAID PRINCIPAL AND INTEREST, WITH ALL THE OTHER SUMS HEREBY SECURED.

IN ANY SUIT OR OTHER PROCEEDING WHICH MAY BE HAD FOR THE RECOVERY OF THE AMOUNT DUE, ON EITHER SAID NOTE OR THIS MORTGAGE, SAID PARTY OF THE SECOND PART, HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL HAVE THE RIGHT TO HAVE INCLUDED IN THE JUDGMENT WHICH MAY BE RECOVERED THE SUM THE SUM THE COURT SHALL ADJUDGE REASONABLE AS ATTORNEY'S FEES, TO BE TAXED AS PART OF THE COSTS IN SUCH SUIT AS WELL AS ALL PAYMENTS WHICH SAID PARTY OF THE SECOND PART, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS MAY BE OBLIGED TO MAKE FOR HIS OR THEIR SECURITY BY INSURANCE OR ON ACCOUNT OF ANY TAXES, CHARGES, INCUMBRANCES OR ASSESSMENTS WHATSOEVER ON THE SAID PREMISES OR ANY PART THEREOF.

IN CASE OF THE FORECLOSURE OF THIS MORTGAGE, THE PARTY OF THE SECOND PART, HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL BE ENTITLED TO HAVE ENTERED IN SUCH FORECLOSURE SUIT A JUDGMENT FOR ANY DEFICIENCY REMAINING DUE UPON ACCOUNT OF THE INDEBTEDNESS SECURED HEREBY, INCLUDING TAXES, INSURANCE OR OTHER LAWFUL ASSESSMENTS AFTER APPLYING THE PROCEEDS OF THE SALE OF THE PREMISES ABOVE DESCRIBED TO THE PAYMENT THEREOF, AND TO THE COSTS OF SUCH FORECLOSURE SUIT.

IN WITNESS WHEREOF, THE SAID PARTY OF THE FIRST PART HAS HEREUNTO SET HIS HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.