

W. A. DAVIS TO CHARLES E. HOLTGREIVE

32.25
THIS INDENTURE WITNESSETH, THAT W. A. DAVIS WIDOWER (A SINGLE MAN) OF SKAMANIA COUNTY, STATE OF WASHINGTON, PARTY OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF THIRTY-FIVE HUNDRED (\$3500.00) DOLLARS IN GOLD COIN OF THE UNITED STATES OF AMERICA, TO HIM IN HAND PAID BY CHARLES E. HOLTGREIVE OF PORTLAND, OREGON, PARTY OF THE SECOND PART, HAS GRANTED, BARGAINED AND SOLD, AND BY THESE PRESENTS DOES GRANT, BARGAIN, SELL, CONVEY AND WARRANT UNTO THE SAID PARTY OF THE SECOND PART, AND TO HIS HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED PREMISES, SITUATE, LYING AND BEING IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, TO-WIT:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION THIRTY, IN TOWNSHIP TWO NORTH OF RANGE FIVE EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY, WASHINGTON, AND CONTAINING EIGHTY ACRES.

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 PARTY OF THE FIRST PART, FOR HIM AND HIS HEIRS, EXECUTORS AND ADMINISTRATORS, DOES HEREBY COVENANT TO AND WITH THE SAID PARTY OF THE SECOND PART HIS HEIRS AND ASSIGNS, THAT HE IS THE OWNER IN FEE SIMPLE OF SAID PREMISES, THAT THE SAME ARE FREE FROM ALL ENCUMBRANCES, AND THAT HE 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 THIRTY-FIVE HUNDRED (\$3500.00) DOLLARS, TOGETHER WITH INTEREST THEREON AT THE RATE OF SEVEN PER CENT. PER ANNUM FROM DATE UNTIL PAID, PAYABLE SEMI-ANNUALLY, ACCORDING TO THE TERMS OF ONE CERTAIN PROMISSORY NOTE BEARING DATE JUNE 28, 1926, MADE BY W. A. DAVIS PAYABLE AT VANCOUVER, WASHINGTON, TO THE ORDER OF CHARLES E. HOLTGREIVE

HEREBY
SAID PARTY OF THE FIRST PART AGREES 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, OF 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 PARTY OF THE FIRST PART HEREBY AGREES 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 PARTY OF THE FIRST PART HEREBY AGREES 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.