

PERFORM THE COVENANTS HEREIN CONTAINED, THEN AND IN THAT EVENT THESE PRESENTS SHALL BECOME NULL AND VOID, AND THE SAID PARTIES OF THE FIRST PART MAY IMMEDIATELY REENTER THE SAID PREMISES AND TAKE POSSESSION THEREOF, AND ALL PAYMENTS MADE HEREUNDER SHALL BE FORFEITED TO THE PARTIES OF THE FIRST PART AS LIQUIDATED DAMAGES; AND THE SAID PARTIES OF THE SECOND PART PROMISE AND AGREE THAT THEY WILL SEASONABLY PAY THE INTEREST UPON THE AFORESAID MORTGAGE AND THE PRINCIPAL THEREOF WHEN THE SAME SHALL BECOME DUE, AND ALL TAXES OR OTHER LAWFUL ASSESSMENTS THAT MAY HEREAFTER BE LEVIED AGAINST THE SAID PREMISES.

THE SAID PARTY OF THE SECOND PART MAY IMMEDIATELY ENTER INTO POSSESSION OF SAID PREMISES AND RETAIN THE SAME SO LONG AS THE COVENANTS HEREIN CONTAINED SHALL BE FAITHFULLY PERFORMED, AND THE PAYMENTS HEREIN PROVIDED SEASONABLY MADE, AND NO LONGER, AND THE SAID PARTIES OF THE SECOND PART PROMISE AND AGREE THAT THEY WILL NOT COMMIT OR SUFFER WASTE UPON SAID PREMISES BUT WILL CULTIVATE AND CARE FOR THE SAME IN A GOOD HUSBAND LIKE MANNER.

AND SAID PARTIES OF THE SECOND PART PROMISE AND AGREE THAT THEY WILL KEEP THE DWELLING HOUSE UPON SAID PREMISES INSURED IN A SUM OF NOT LESS THAN \$800.00, PAYABLE TO THE SAID MORTGAGEES, AND THE PARTIES HERETO AS THEIR INTERESTS MAY APPEAR.

THAT THE SAID PARTIES OF THE FIRST PART PROMISE AND AGREE THAT THEY WILL MAKE AND EXECUTE A DEED OF CONVEYANCE FOR SAID PREMISES AND DELIVER THE SAME TO THE BANK OF STEVENSON TO BE HELD IN ESCROW UNTIL THIS CONTRACT SHALL BE FULLY PERFORMED, AND UPON FULL PERFORMANCE AS HEREIN PROVIDED TO DELIVER THE SAME TO THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS OR ASSIGNS, BUT IN CASE OF FAILURE TO SO PERFORM, TO BE RETURNED TO THE SAID PARTIES OF THE FIRST PART.

TIME IS OF THE ESSENCE OF THIS AGREEMENT. THESE PRESENTS SHALL BE BINDING UPON THE PARTIES HERETO AND UPON THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

IN TESTIMONY WHEREOF, THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS IN DUPLICATE THIS 13TH DAY OF DECEMBER, 1921.

J. H. DODSON

GLADYS M. DODSON

HENRY W. HOLLOWAY

FRANCES HOLLOWAY

PARTIES OF THE FIRST PART.

H. J. LANKINS

MAMIE E. LANKINS

PARTIES OF THE SECOND PART.

STATE OF WASHINGTON,)
COUNTY OF SKAMANIA.) ss.

I, RAYMOND C. SLY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT ON THIS 18TH DAY OF FEBRUARY, 1922, PERSONALLY APPEARED BEFORE ME J. H. DODSON AND GLADYS M. DODSON, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.