

JOHNSON-COX COMPANY, PRINTERS, TACOMA - 42254

#17871

P.S.C. Wills to W. A. Arnold et al

This Indenture Made and entered into by and between P. S. C. Wills, a single man, party of the first part, and W. A. Arnold and Frank A. Wachter, parties of the second part, witnesseth;

That the said party of the first part for and in consideration of the sum of \$918.56 to him in hand paid by the parties of the second part, the receipt whereof is hereby confessed, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said parties of the second part the following described real property in Skamania County, Washington, to-wit:

Parcel 1: All that portion of the Felix G. Imas D. L. C. No. 44 in sections 2 and 11 tp. 2 N. R. 7 E. W. M., which lies north of the S. P. & S. Ry. right of way; excepting those two tracts heretofore conveyed to Frank Morrison and J. Graves, described in bonds for deeds recorded at pages 94 and 181 book "K" of Deeds, and also described in deeds recorded at page 36 Book "N" of Deeds and page 103 book "O" of Deeds, records of Skamania County, Washington, containing 275 acres, more or less, subject to right of way of the Northwestern Electric Company, and Ryan-Allen Logging railway.

Also excepting that tract of land containing 1.6 acres, more or less, conveyed to E. A. Learned by deed recorded at page 190 Book "O" of Deeds, records of Skamania County.

Parcel 2: Lots 3 and 4 and the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  sec. 2 tp. 2 N. R. 7 E. W. M.

Parcel 3: Lots one (1), two (2) three (3) and five (5) and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the S $\frac{1}{2}$  of the NW $\frac{1}{4}$ , the SW $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  section 3 tp. 2 N. R. 7 E. W. M.

Also all the rights, interest and privileges in and to that certain road constructed on over and across the above described premises under contract with Robt. Barr and J. D. Tennant, together with easement for said road to southerly terminus thereof at county or state highway, it being understood that a portion of the southerly part of said road is constructed upon land in which the party of the first part has an equity under contract from Harry Hazard, and that after acquired title, as well as present interest, is hereby conveyed.

The above granted premises are conveyed subject to the rights of Robt. Barr and J. D. Tennant, and their assigns, under contract for sale of timber and for easement for the above described road.

To Have and To Hold, together with the appurtenances unto the said parties of the second part, their heirs and assigns forever.

This Conveyance is intended as a mortgage to secure the payment of the sum of Nine Hundred Eighteen and 56/100 Dollars, with interest at the rate of eight per cent per annum from date until paid, according to the terms and conditions of one certain promissory note bearing even date, made by P. S. C. Wills, payable on or before two years after date to the order of W. A. Arnold and Frank A. Wachter, 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 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 parties of the second part, their 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 parties of the second part, their heirs, executors, administrators or assigns shall have the right to have included in any judgment that may be recovered, such sum as the court may adjudge reasonable as attorneys fee in such suit or action, to be taxed as costs therein, as well as all payments which the said parties of the second part may be obliged to make for their security on account of taxes or other lawful charges or assessments upon said premises or any part thereof.

In case of foreclosure of this mortgage the parties of the second part shall be entitled to recover judgment for any deficiency remaining due upon account of the indebtedness hereby secured, including taxes and other lawful charges and assessments

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