

MORTGAGE RECORD T

SKAMANIA COUNTY, WASHINGTON

Northeast quarter, all in section twenty-one (21) Township Three (3) North, of range eight (8) East of the Willamette Meridian.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; and also the estate, right, title and interest of the said parties of the first part, of, in and to the same. To Have and To Hold the hereinbefore granted bargained and described premises, with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

This conveyance, is intended as a mortgage to secure the payment of the sum of/ in accordance with the tenor of a certain promissory note, of which the following is substantial copy, to-wit:

\$10000.00

Carson, Washington March 26th, 1932.

Ten years after date, without grace I promise to pay to the order of Oren R. Richards at Portland, Oregon Ten Thousand and no/100 (\$10000.00) Dollars in lawful money of the United States of America, of the present standard value, with interest thereon, in like lawful money at the rate of 8 per cent. per annum from March 26th, 1932 until paid, for value received. Interest to be paid quarterly and if not so paid, the whole sum of both principal and interest to become immediately due and collectible, at the option of the holder of this note. And in case suit or action is instituted to collect this note, or any portion thereof I promise and agree to pay in addition to the costs and disbursements provided by statute, such additional sum in like lawful money as the court may adjudge reasonable as Attorney's fees to be allowed in said suit or action.

No. _____
Due _____ 193 _____
Copy.

E. P. Kelly
Aurelia Kelly

Now Therefore, if the said promissory note, principal, interest and attorney's fees shall be paid when the same shall become due, according to the terms and conditions of said promissory note and of this indenture, then this indenture shall be void, but in case default shall be made in the payment of the principal or interest, or attorney's fees, mentioned in said promissory note or any part thereof, or in case default shall be made in the payment of any sum that may become due and payable, as hereinafter provided, then the party of the second part his executors, administrators and assigns, are hereby empowered to sell the premises above described, with all and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from said sale to retain the said principal and attorney's fees, and such other sum or sums as may be due hereunder, together with the costs and charges of making such sale; and the overplus, if any, pay on demand to the parties of the first part their heirs and assigns.

It is expressly understood and agreed that such premises are and shall be kept, until this mortgage is fully paid and satisfied, free from all liens or incumbrances whatsoever that shall or may have precedence of this mortgage, that all buildings and tenements that are now upon or that may hereafter be erected upon said premises, shall be kept insured for an amount not less than _____ during all the time that this mortgage shall remain unpaid or unsatisfied, in one or more good and responsible fire insurance companies, against all loss or damage by fire; the loss or damage, if any, to be made payable to the said party of the second part his executors, administrators and assigns, and in case the said parties of the first part their heirs or assigns, shall fail, neglect or refuse to obtain said insurance, or to pay all taxes, street assessments, mechanic's liens or claims of every name and nature, that are or may become a lien ^{or liens} upon said premises, having precedence of the lien of this mortgage before the same shall become delinquent, then the said party of the second part his executors, administrators and assigns, may at their option, obtain said insurance and pay the premiums therefor, and may pay, discharge and satisfy any and all such taxes, street assessments or liens at maturity, and all sums of money thus expended shall at once become due and payable on demand from said party of the first part their heirs and assigns, to the said party of the second part his executors, administrators