

and agreement of Mortgagor herein contained, Mortgagor does hereby and by these presents grant and convey unto Mortgagee the following described real estate situated in the County of Skamania, State of Washington, to-wit:

Beginning at a point S. 39° E. 650 feet from the center of Section 34 Tp. 2 N., R. 6 E. of W. M.; thence S. 28° E. 168 feet; thence S. 13° 40' E. 200 feet; thence S. 29° 40' E. 268 feet; thence S. 23° E. 268 feet to the North boundary of Lot 2 said Section 34; said line following the center of old road; thence E. along the North boundary of the said Lot 2 to a point which is 330 feet West of the Northeast corner of said Lot; thence S. 540 feet to the Northerly bank of the Columbia River; thence following the Northerly bank of the Columbia River downstream to the Northeast corner of Lot 1; thence West along the Township line to the Southwest corner of Lot 3 said Section 34; thence Northerly along the Westerly line of Lot 3 to intersection with Southerly line of S. P. & S. Railroad right of way; thence Northeasterly along Southerly line of S. P. & S. Railroad right of way to point of beginning.

Also all that portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 34 lying North of the Northbank Highway and West of the Westerly line of Duncan Creek Addition, excepting however that tract sold to Skamania County, more particularly described as follows: Beginning at a point on the North boundary of the North Bank Highway 130 feet Southwest of the Southwest corner of a tract of land now owned by Mary M. Reath, as recorded in Book "S" of Deeds, pages 267 and 268 thence Northwest parallel with said Reath tract for the distance of 50 feet thence Southwesterly parallel with said North Bank Highway 100 feet Southeasterly 50 feet to the North Boundary of said Highway right of way thence along the North Boundary of said highway right of way to the place of beginning, containing practically one eighth of an acre.

Also Lot 1 Section 3, Township 1 North, Range 6 East of W. M.

SUBJECT TO:

Easement in favor of the Northwestern Electric Company granted by instrument dated May 2, 1912, recorded June 21, 1912 in Book "N", page 615, Deed Records, Skamania County, Washington

together with all rents and other revenues or income therefrom, all appurtenances thereunto belonging and all improvements; water and water rights and personal property now or hereafter attached to or reasonably necessary to the use of the real property herein described, all of which property is sometimes hereinafter designated as "said property";

TO HAVE AND TO HOLD said property unto Mortgagee and its assigns forever;

AND MORTGAGOR, for himself, his heirs, executors, administrators, successors and assigns, does hereby and by these presents covenant and agree:

1. To pay, before the same shall become delinquent, all taxes, assessments, levies, liabilities, obligations and encumbrances of every nature whatsoever which affect said property or the mortgagee's rights and interests therein under this mortgage or the indebtedness hereby secured, and promptly to deliver to Mortgagee, without demand, receipts evidencing such payments.

2. Immediately upon the execution of this mortgage to provide, and thereafter continuously to maintain fire insurance policies and such other insurance policies as Mortgagee may then or from time to time require upon the buildings and improvements now situate or hereafter constructed in or upon said property. Said fire and other insurance policies shall be deposited with the Mortgagee and shall be with companies, in amounts and on terms and conditions approved by Mortgagee.

3. Personally and continuously to use said property as a farm, and for no other purpose; at all times to maintain said property in proper repair and good condition; to commit or suffer no waste or exhaustion of said property; neither to cut nor remove any timber therefrom, nor to remove, or permit to be removed, gravel, oil, gas, coal or other minerals, except such as may be necessary for ordinary domestic purposes; promptly to effect such repairs to said property as Mortgagee may require; to institute and carry out such farming practices and farm and home management plans as Mortgagee shall, from time to time, prescribe; and to make no improvements upon said property without consent by Mortgagee.

4. To perform, comply with and abide by each and every stipulation, agreement, condition and covenant in said promissory note, and in any extension or renewal thereof, and