

them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, Grant, Bargain, Sell, Convey and Warrant unto the said party of the second part, and to its successors, heirs and assigns, the following described tract or parcel of land, lying and being in the County of Skamania, and State of Washington, and particularly bounded and described as follows, to-wit:

Commencing at a point on the north line of Lot 2 Stevenson Park Addition, according to the official plat thereof on file and of Record in the office of the Auditor of Skamania County, Washington, marked by a $\frac{1}{2}$ " pipe driven in the ground, being 400 feet west of the Northeast corner of said Lot 2, thence west along the north line of said Lot 2 a distance of 414.8 feet, more or less, thence southeasterly along the westerly line of said Lot 2 to the southwest corner thereof, thence east along the south line of said Lot 2 to a point due south of the place of beginning, thence north 150 feet to the place of beginning.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging.

THIS CONVEYANCE is intended as a MORTGAGE to secure the payment of Seven hundred seventy and no/100 DOLLARS, lawful money of the United States, together with interest thereon at the rate of eight per cent per annum from delinquency until paid, according to the terms and conditions of one certain promissory note, bearing date September 29, 1945, made by Bert J. Howe and Ruth A Howe payable in monthly installments of not less than \$43.00 on the 7th day of each month commencing November 7th 1945 after date to the order of Bank of Stevenson 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 the 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, or in case of failure to pay taxes and assessments before delinquency, then the said party of the second part, its successors 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 party of the second part, its successors or assigns shall have the right to have included in the judgment which may be recovered, the sum that the Court may adjudge reasonable as attorney's fees, to be taxed as part of the costs in such suit as well as all payments which said party of the second part, its successors and assigns may be obliged to make for its or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

The parties of the first part agree to keep the property insured in the sum of \$800.00 payable to the party of the second part as its interests may appear.

In case of the foreclosure of this mortgage, the party of the second part, its successors or assigns shall be entitled to have entered in such foreclosure suit a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, insurance or other lawful assessments after applying the proceeds of the sale of the premises above described to the payment thereof, and to the costs of such foreclosure suit.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of)

Bert J. Howe (SEAL)

Ruth A. Howe (SEAL)