

40 rods, more or less, to the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 20, thence East 8 rods, thence North 40 rods more or less, to the north line of SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Sec. 20, thence East 48 rods to the Northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 20, thence south to a point 53 $\frac{1}{3}$ rods North of the Southeast corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 20, thence west 30 rods, thence South to the section line, thence west 10 rods, more or less to the place of beginning, containing 16 acres more or less.

The West one half of the Northwest quarter of the Northwest quarter of Section 21, Twp. 3 N., R. 10 East W. M.

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

THIS CONVEYANCE is intended as a MORTGAGE to secure the payment of Fifteen Hundred and No/100 DOLLARS, lawful money of the United States, together with interest thereon at the rate of 6 per cent per annum from date until paid, according to the terms and conditions of one certain promissory note, bearing date Sept. 13, 1948, 19__, made by Martin O. Grove and Ethel J. Grove payable Eighteen Months after date; after date to the order of Julia Estes, and these present 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, her 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 of this mortgage, said party of the second part, her heirs, executors, administrators or assigns shall have the right to have included in the judgment which may be recovered, the sum of \$_____ 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, her heirs, executors, administrators and assigns may be obliged to make for her 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 \$_____ payable to the party of the second part as her interest may appear.

In case of the foreclosure of this mortgage, the party of the second part, her heirs, executors, administrators 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

Martin O. Grove (Seal)

Donnie R. Thomas

Ethel J. Grove (Seal)

STATE OF WASHINGTON,

County of Klickitat

} SS.

PERSONAL CERTIFICATE OF ACKNOWLEDGMENT

On this day personally appeared before me Martin O. Grove and Ethel J. Grove, husband and wife to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of September, A. D. 1948.