

NOW THEREFORE, if the said Mortgagor, their, heirs, successors or assigns, shall pay to said Mortgagee, its, successors or assigns,

the said sum of

Fifteen Hundred - - - - - Dollars (\$ 1500.00)

with interest thereon according to the tenor and effect of said note and shall repay any and all future advances made to the said Mortgagor by the said Mortgagee as above provided in accordance with the terms of the note or notes evidencing such future advances and shall keep and perform all and singularly the covenants and agreements herein contained, for said Mortgagor to keep and perform, then this conveyance shall be void, but otherwise shall remain in full force and effect.

And said Mortgagor covenants to and with the said Mortgagee, its successors and assigns, that said Mortgagor will pay said note and any and all notes evidencing future advances together with all interest accrued thereon promptly as the same become due; that so long as said note or any other indebtedness secured hereby shall remain unpaid, in whole or in part, said Mortgagor will pay all taxes, assessments and other charges that may be levied or assessed upon or against said property, this mortgage and the debt secured hereby, before the same becomes delinquent; that said Mortgagor will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises, or any part thereof, superior to the lien of this mortgage; that so long as said note or any other indebtedness secured hereby shall remain unpaid, in whole or in part, said Mortgagor will keep the buildings now erected, or which may be hereafter erected on said premises, insured against loss or damage by fire to the extent of not less than, at any time, the aggregate principal indebtedness secured hereby at that time or the full insurable value of said property, whichever is the smaller amount, in some company or companies as the said Mortgagee may designate and will have all policies of insurance on said property made payable to the said Mortgagee, as its interest may appear and will deliver all policies of insurance on said premises to the said Mortgagee as soon as insured; that said Mortgagor will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of the premises;

AND IT IS FURTHER EXPRESSLY UNDERSTOOD AND AGREED: That should said Mortgagor fail to pay any installment of principal or interest as the same becomes due, or if said Mortgagor fails to perform any covenant herein or if proceeding of any kind be taken to foreclose any lien of any kind on said premises or any part thereof, the said Mortgagee shall have the option to declare the entire debt secured by this mortgage at once due and payable and this mortgage may be foreclosed at any time thereafter, and if said Mortgagor shall fail to pay any taxes or charges or any liens, encumbrances or insurance premiums as above provided for, the said Mortgagee may, at its option do so and any payment so made, shall be added to and become a part of the debt secured by this mortgage and shall bear interest at the same rate set forth in the note secured hereby, without waiver, however, of any rights arising to the said Mortgagee for breach of covenant. And this mortgage may be foreclosed for the aggregate principal, interest and all sums paid by the said Mortgagee at any time while the said Mortgagor neglects to repay any sum so paid by the said Mortgagee. And if suit be commenced to foreclose this mortgage, the attorneys' fees provided for in said note or notes shall be included in the lien of this mortgage.

Time and the exact performance of all the conditions hereof are of the essence of this agreement and it is expressly understood that each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the said Mortgagor and of said Mortgagee, respectively;

In the event of this mortgage being foreclosed or of any proceeding brought for that purpose, said Mortgagor promises and agrees to pay such additional sum as the court may adjudge reasonable as attorneys' fees in such foreclosure or other proceeding in addition to the costs and disbursements allowed by law for such attorneys' fees, costs and disbursements shall be secured by the lien of this mortgage.

IN WITNESS WHEREOF, the said Mortgagor has executed this instrument the day and year first herein written.

Milo L. Canfield
Goldie L. Canfield

MORTGAGE FROM Milo L. Canfield et ux	TO THE FIRST NATIONAL BANK OF McMinnville McMinnville, OREGON
STATE OF OREGON } COUNTY OF <u>Washington</u> } <u>Skamania</u>	
This instrument was filed for record on the <u>31</u> day of <u>Dec</u> A. D. 195 <u>2</u> at <u>4-15</u> o'clock <u>P.</u> M., in Book <u>28</u> Page <u> </u>	
By <u>John C. Washburn</u> County Clerk <u>McMinnville, Ore.</u>	
Fees <u> </u> No. <u> </u>	
RETURN TO THE FIRST NATIONAL BANK McMinnville, OREGON	

Washington
STATE OF OREGON }
COUNTY OF YAMHILL }
Skamania

BE IT REMEMBERED, That on this 17th day of December A.D. 1952, before me a Notary Public in and for said County and State, personally appeared the within named Milo L. Canfield and Goldie L. Canfield

who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

Robert J. Salomon
Notary Public for Oregon
My Commission expires September 21 Washington 1952