

Time is of the essence hereof, and if default be made in the payment of any of the sums hereby secured, or in the performance of any of the covenants or agreements herein contained, then, in any such case, the unpaid balance, with accrued interest and all other indebtedness hereby secured, shall, at the election of the mortgagee, become immediately due without notice, and this mortgage may be foreclosed.

In any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or in any suit which the mortgagee may be obliged to defend to protect the unimpaired priority of the lien hereof, the mortgagor(s) agree to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agree to pay the reasonable costs of searching records and insuring the title, and such sums shall be secured hereby and included in the decree of foreclosure.

In the event of the passage hereafter of any law of the State of Washington deducting from the value of land for the purpose of taxation any lien thereon, or providing for the taxation of mortgages or debts secured by mortgage, or changing the manner of the collection of taxes, so as to affect the interest of the mortgagee, the holder of this mortgage or of the debt which it secures, shall have the right, upon thirty days' written notice to the last known owner of the mortgaged property to accelerate the maturity of the entire mortgage indebtedness and require immediate payment thereof.

The mortgagor(s) consent to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale of said property.

Dated this 13th day of May, 1954.

Wm W. Grubb

Betty Grubb

OREGON
STATE OF WASHINGTON)
County of MULTNOMAH) ss.

Oregon

I, the undersigned, a Notary Public in and for the State of ~~Washington~~ Oregon, do hereby certify that on this 13th day of May, 1954, personally appeared before me WILLIAM W. GRUBB and BETTY GRUBB, husband and wife, to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Chris B. Heinrich
Notary Public for the State of ~~Washington~~ Oregon

residing at Portland, Oregon

My commission expires Feb. 15, 1957