

issory note bearing even date herewith.

The Mortgagor covenants and agrees with the Mortgagee as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it; that the property is free from all liens and incumbrances of every kind; that he will keep the property free from any incumbrances prior to this mortgage; that he will pay all taxes and assessments levied or imposed on the property and/or on this mortgage or the debt thereby secured, at least ten days before delinquency, and will immediately deliver proper receipts therefor to the Mortgagee; that he will not permit waste of the property; that he will keep all buildings now or hereafter placed on the above described real property, and all of the above described personal property, in good repair and order and unceasingly insured against loss or damage by fire to the extent of the full insurable value thereof in a company acceptable to Mortgagee and for the Mortgagee's benefit, and will deliver to Mortgagee the policies, and renewals thereof at least five days before expiration of the old policies.

The Mortgagor agrees that he will promptly notify in writing the holder of the above described promissory note of the acquisition subsequent to the date of the note of any real or personal property used, kept, or acquired for use in connection with the retail grocery and meat market business now conducted by the Mortgagor under the firm name of Wachter & Goepel; that he will set forth in such notice a description, the cost and quantity, of all such property so acquired; that all such after-acquired property shall forthwith become subject to the lien of this mortgage; and that the Mortgagor will at the request of the holder of the aforesaid note promptly execute and deliver to such holder at the expense of the Mortgagor, all instruments in form and substance satisfactory to counsel for the holder of the note, creating a valid first lien on such after-acquired property.

Without the prior written consent of the Mortgagee, the Mortgagor shall not and will not sell or otherwise dispose of any of the above mentioned personal property and chattels or remove any of such personal property and chattels from their present location in Skamania County, Washington.