

Should the Mortgagor default in any of the foregoing covenants or agreements, then the Mortgagee may perform the same and may pay any part or all of principal and interest of any prior incumbrance or of insurance premiums or other charges secured hereby, and any amount so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the Mortgagor on demand, and shall also be secured by this mortgage without waiver of any right or other remedy arising from breach of any of the covenants hereof. The mortgagee shall be the sole judge of the validity of any tax, assessment or lien asserted against the property, and payment thereof by the Mortgagee shall establish the right to recover the amount so paid with interest.

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 remainder of unpaid principal, 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 action 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 agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records, which sums shall be secured hereby and included in any decree of foreclosure.

Dated at Stevenson, Washington, and executed in triplicate this 21ST day of April, 1955.

WACHTER & GOEPEL

Aldon F. Wachter (SEAL)
Aldon F. Wachter

Ruth L. Wachter (SEAL)
Ruth L. Wachter

Frank W. Goepel (SEAL)
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Louise A. Goepel (SEAL)
Louise A. Goepel

By Aldon F. Wachter
Partner

By Frank W. Goepel
Partner