

THE MORTGAGOR S further covenant with the mortgagee as follows:

That during the continuance of this mortgage THEY will permit no waste of said premises, and will keep the improvements constantly insured against fire and such other casualties as the mortgagee may require for the benefit of the mortgagee in such manner, in such amounts and by such companies as the mortgagee may indicate or approve, and keep the policy or policies and renewals thereof constantly assigned or pledged and delivered to the mortgagee at

(each renewal policy to be so delivered at least one week before the expiration date), and will pay when due all taxes and assessments now or hereafter levied or charged against said property, or on account thereof, or against this mortgage or the debt hereby secured or the interest thereon, and will produce for inspection official receipts therefor to the mortgagee at

; and that if any such taxes, assessments or insurance premiums are not paid when due, the mortgagee at its option may pay the same and the amount so paid with interest thereon at the rate of per cent per annum shall be added to and become a part of the debt hereby secured without waiver of any right arising from the breach of any covenant.

In case of default in the payment of any interest on or installment of said debt, or of a breach of any of the covenants herein contained, then the entire debt, at the mortgagee's option, shall become immediately due without notice and this mortgage may be foreclosed.

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 changing in any way the laws for the taxation of mortgages or debts secured by mortgage for state or local purposes or the manner of the collection of any such taxes, so as to affect this mortgage, the holder of this mortgage or of the debt which it secures, shall have the right to give thirty days' written notice to the owner of the mortgaged premises requiring the payment of the mortgage debt. If such notice be given, the debt shall become due, payable and collectable at the expiration of thirty days.

THE MORTGAGOR S shall pay the mortgagee a reasonable sum as attorneys' fees in any suit that may be lawfully brought for the foreclosure of this mortgage and in any suit which the mortgagee, to protect the lien hereof, is obliged to defend; and shall pay such reasonable cost of searching records and abstracting the same as may necessarily be incurred in foreclosing this mortgage or defending the same; which sums shall be secured by this mortgage and may be included in the decree of foreclosure.

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.

The phrase "successors and assigns" as used herein shall, if the mortgagee be other than a corporation, be deemed to mean also the heirs, executors and administrators of the mortgagee.

DATED at PORTLAND, OREGON, ~~WASHINGTON~~ NOVEMBER 1, 19 54.

Witnesses:

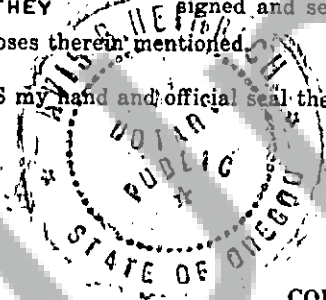
William W. Grubb
Betty Grubb

INDIVIDUAL ACKNOWLEDGMENT

OREGON
STATE OF ~~WASHINGTON~~ }
COUNTY OF MULTNOMAH } ss.

THIS IS TO CERTIFY, that on this 1ST day of NOVEMBER, A. D. 19 54, before me, the undersigned, a Notary Public in and for the State of ~~Washington~~ OREGON, personally came WILLIAM W. GRUBB AND BETTY GRUBB to me known to be the person S described in and who executed the within and foregoing instrument, and acknowledged to me that THEY signed and sealed the same as A free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first written.



Chris B. Kennel
Notary Public in and for the State of ~~Washington~~ OREGON,
residing at
PORTLAND, OREGON
MY COMMISSION EXPIRES FEB. 15, 1957

CORPORATION ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF } ss.

On this day of , A. D. 19 , before me personally appeared

to me known to be the of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he w authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington,
residing at