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said note or notes specified, and pay when due all sums secured hereby, and will keep, perform and observe each and every covenant and condition in the aforesaid loan agreement or in any agreement amendatory or supplemental thereto or in substitution thereof and in this mortgage expressed to be kept, performed and observed by and on the part of the Mortgagors.

IV.

That they will pay or cause to be paid all taxes, assessments and other public charges which have been or may be levied, assessed or charged against the mortgaged property or any premises leased by the Mortgagors or any part thereof, or upon this mortgage, or the note or notes or other instruments evidencing indebtedness secured hereby, prior to delinquency, and will also pay, prior to delinquency, all other governmental levies, imposts and charges, whether state, federal or local, upon the income, profits, businesses or property of the Mortgagors, expressly including, but without limiting the generality hereof, excises, license fees, franchise taxes and all other forms of taxation, and will promptly pay and satisfy any laborers' or mechanics' liens and any other claims, liens or encumbrances whatsoever that would or might, by operation of law or otherwise, become a lien upon or against any of the mortgaged property, superior to or on a parity with the lien of this mortgage, all to the end that this mortgage shall at all times be and remain a first lien thereon, except for the aforesaid mortgages covering real property dated June 21, 1955 and November 19, 1953 to First Federal Savings and Loan Association of Vancouver and The Federal Land Bank of Spokane, as mortgagees, respectively; the real and chattel mortgage dated January 2, 1958, held by Northern Pacific Railway Company, as mortgagee; the conditional sale contracts covering motor vehicles, dated June 6.