

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, if so requested.

It is recognized by all parties, that Mortgagors owe the Mortgagee an unpaid balance \$6,600.00 on the contract mentioned above. It is agreed that until this mortgage and the Promissory Note secured hereby have been paid in full, the Mortgagors will be relieved of any obligation to make the payments on said contract, other than making a monthly interest payment, such interest to be paid to Mortgagee on the 5th day of each month at the time payments are made on this mortgage. It is agreed, however, that should the Mortgagors fail to make the payments or perform any other act required of them by this mortgage, then such default shall be considered a default and breach of said original contract and will entitle the Mortgagee to any and all remedies she may have under said original contract.

Should the Mortgagors 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 encumbrance 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 Mortgagors 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 Mortgagors agree to pay a reasonable sum as attorneys' 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 this 6th day of August, 1964.

Harold G. Walker

Mary E. Walker

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

On this day personally appeared before me HAROLD G. WALKER and MARY E. WALKER, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.