

according to the terms, of a certain promissory note
made by the said parties of the first part to the
said party of the second part for \$2000. payable
on the fifteenth day of February A.D. 1890 with
interest at the rate of Ten per Cent per annum
Principal and interest payable at the Braden
Bank of Tacoma, Tacoma, Wash; and shall
also pay or cause to be paid all taxes and assessments
due, or to become due on said premises with this mortgage
during the continuance of the lien hereby created, and
shall keep the buildings thereon fully insured in
some responsible insurance company to be approved by
the said party of the second part, loss, if any, payable
to said party of the second part his heirs and assigns,
and shall keep the buildings fences and premises in
good repair and commit no waste on said premises
then this indenture shall be null and void.

But, if said parties of the first part shall fail or
neglect to pay such taxes or assessments, or procure
such insurance, then said party of the second part
his heirs and assigns, are hereby expressly authorized
to pay and procure the same, and this mortgage shall
stand as security for all sums so expended, which
shall forthwith become due and payable, with interest
at the rate hereinbefore specified. And, if default shall
be made in the payment of the said principal sum
or the interest thereon or in the payment of such
taxes, assessments and insurance at the time and in
the manner herein and in said note and coupon
specified, then and in such said principal sum and
all arreages of interest shall be deemed and taken
to be wholly due and payable, anything in said note
or this indenture to the contrary notwithstanding, and
the said party of the second part his heirs and assigns
may foreclose this mortgage as provided by law and
cause said promise to be sold and from the proceeds
pay such principal, interest and all taxes, assessments
and insurance paid as hereinbefore provided, and all
Costs and disbursements of such foreclosure and sale and