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 Traders 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 or 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 coupons specified, then and in such said principal sum and all arrearages 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 premises to be sold and from the proceeds retain such principal interest and all taxes assessments and insurance paid as hereinbefore provided, and all costs and disbursements of such foreclosure and sale and

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