

And these presents shall be null and void if the said sum of money, principal and interest, ^{shall be paid as above, But in case default shall be made in the payment of the Principal and interest} as above provided, then the parties of the second part, their executors, administrators and assigns are hereby empowered to sell the premises above described, with all and every of the appurtenances, or any part thereof, in the manner prescribed by law, and out of the money arising from such sale to retain the said principal and interest, together with the costs and charges of making such sale: and attorney's fees, and the surplus, if any there be, shall be paid by the party making such sale, on demand, to the party of the first part his heirs or assigns. And the said John Crofts for his heirs, executors and administrators, doth covenant and agree to pay unto the said parties of the second part, their executors administrators or assigns the said sum of money and interest as above mentioned.

In witness whereof, The said party of the first part has hereunto set his hand, and seal the day and year first above written.

Signed, sealed and delivered in presence of

C. H. King
C. J. McKim

John Crofts

State of Oregon }
County of Multnomah } ss

This certifies, that on this 11th day of August A.D. 1896 before me personally appeared the within named John Crofts (unmarried) known to me to be the person described in and who executed the within instrument, and acknowledged to me that he freely and voluntarily executed the same, for the purposes therein set forth.

E. J. McKittrick
Notary Public for Oregon

Notarial
Seal

Filed for record Apr 29th 1897 at 10 am
D. Green

J. S. S. Schumann O. S. ^{Architect}