

ten per cent. per annum until paid. Principal and interest payable in U. S. Gold Coin, of the present standard value, at the office of Huntington Wilson, The Dalles, Oregon, interest payable annually. And in case suit or action is instituted to collect this note, or any portion thereof, we or either of us promise to pay such additional sum as the Court may judge reasonable as attorneys' fees in said suit or action.

(Copy)

E. L. Green

Rose Green

Internal Revenue Stamps 10 cents.

Third. The parties of the first part covenant and agree to pay all taxes and assessments of every kind and nature levied upon the real estate herein before described and mortgaged, and also all taxes and assessments that may be levied or imposed by any legal authority upon this mortgage or the debt secured thereby, and that they will pay off and cause to be discharged all liens, claims, adverse titles and encumbrances upon said premises or any part thereof, and if not paid, the holder of this mortgage may, without notice, declare the whole sum of money secured hereby to be due and payable at once, or may elect to pay such taxes, assessments, liens or encumbrances, as well as any final judgments for statutory lien claims, including costs, and thereupon the party of the second part, his heirs and assigns, shall be entitled to interest on any sum of money so paid at the rate of 10 per cent. per annum and such payments with interest thereon shall be considered as secured by these presents, and a charge upon said premises, and may be deducted from the proceeds of the sale herein authorized.

Fourth. The said parties of the first part agree to keep all buildings, fences, and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste, especially in cutting of timber, except for making and repairing buildings and fences on the place and premises herein mortgaged, and such as shall be necessary for fire-wood - for the use of grantor's family; and a commission of waste shall, at the option of the mortgagee, render this mortgage due and payable.

Fifth. And the parties of the first part covenant that they will keep the buildings erected, upon the lands above described, insured against loss by fire in the sum of \$400 dollars in a company or companies to be designated by the mortgagee, the policy or policies to be delivered and the loss if any payable to said party of the second part, and the said first parties agree that in the event of the failure of the said first parties to insure the buildings or to