

And in case default be made in the performance of any of the covenants herein contained or in the payment of either the principal or interest of the said note, or any part of either principal or interest, according to the terms of said note, or upon the refusal of the mortgagor, his heirs, executors, administrators or assigns, to repay upon demand any charges made against the above described premises, or any part thereof, on account of taxes, insurance or other lawful assessments, the holder hereof and the note secured hereby may immediately declare the whole of said principal sum, interest, taxes, insurance charges or other assessments immediately due and may thereafter, in any manner provided by law, foreclose this mortgage, for the whole amount then due on account of principal, interest, taxes, insurance, charges or other lawful assessments.

And in any suit or other proceedings that may be had for the recovery of said principal sum and interest on either said note or this mortgage, it shall and may be lawful for the said party of the second part his heirs, executors, administrators or assigns, to include in the judgment that may be recovered, (in addition to the costs provided by law) counsel fees and charges of attorneys and counsel employed in such foreclosure suit, the sum of Seventy-five (\$75) Dollars, as well as all payments that the said party of the second part his heirs, executors, administrators or assigns may be obliged to make for his or their security by insurance or on account of any taxes, charges, encumbrances or assessments whatsoever on the said premises or any part thereof.

It is hereby agreed by and between the parties hereto, that the party of the second part, his heirs, executors, administrators or assigns looks to the premises above described for the payment of the debt secured by this mortgage and that no deficiency judgment shall be entered against the party of the first part, in any suit brought to foreclose this mortgage.

In Witness Whereof, I hereunto set my hand and seal this, the Twelfth day of April, A.D. 1900

Signed, Sealed and Delivered
in Presence of
Herbert S. Upper
Emma L. Zacher

William J. Watson (Seal)

State of Washington, }
County of King } ss

J. Herbert S. Upper, a Notary Public in and for