

and agree with the said party of the second part, his heirs and assigns. First - That he lawfully seized of said premises in fee simple, and that he has good right and lawful authority to sell and convey the said premises in manner and form as aforesaid. Second - That he will pay said note and interest thereon as expressed, when from any cause the same shall become due. Third - That he will pay all taxes and assessments levied and assessed upon said premises, and this Mortgage before the same becomes delinquent. Fourth - In case any taxes shall become delinquent and remain unpaid, or in case any principal or interest as provided in said note - shall become due and remain unpaid, then the whole of the principal and interest of said note and all moneys secured hereby shall immediately become due and payable, and this Mortgage may be foreclosed for the whole of such moneys; and in case an action shall be brought to foreclose this Mortgage, I agree to pay the sum of fifty Dollars, as an attorney's fee therefor, and this Mortgage shall stand as security for the same.

Now, However, if the moneys and interest secured hereby shall be fully paid, in the manner and when the same becomes due, and the covenants and agreements herein be fully kept and performed by the said party of the first part his heirs or assigns, then this instrument to become void and of no further effect. But if default shall be made in the payment of any of the moneys secured hereby, as and when provided, or in case of the breach of any covenant or condition herein by the said party of the first part, then all moneys secured hereby shall at once become due and payable, and this Mortgage may be immediately foreclosed and the said premises sold in the manner provided by law, and the proceeds of such sale applied to the payment of, First, the cost and expense of such foreclosure and sale; Second, any and all taxes or assessments remaining due and unpaid on said premises; and, Third, the moneys secured hereby, including the attorney's fee for foreclosure as aforesaid, and the residue, if any, shall be paid to the said party of the first part, his heirs or assigns.

In Testimony Whereof, The said party of the first part has hereunto set his hand the day and year first above written.
Signed and Delivered in Presence of Witness to his
B. H. Moor Oscar A. Crow's Oscar A. Crow (Seal)
A. W. Hale Mark: mark
State of Washington. 2