

the principal sum, or so much thereof as at the time of such declaration may remain unpaid, with all unpaid interest accrued thereon, together with all sums with interest accrued thereupon paid by said mortgagee under any agreement contained in this mortgage, to be at once due and payable, and the said mortgagee, his successors, legal representatives, heirs or assigns, may, at any time after such failure of payment or breach of covenant as aforesaid, proceed to foreclose this mortgage & compel payment to be made of the full amount due and payable.

It is further expressly agreed: That should the said mortgagor fail to make payment of any taxes, or other charges payable by him as hereinbefore agreed, or suffer said premises to become subject to any lien or incumbrance having precedence to this mortgage, as hereinbefore provided against, the said mortgagee may, at his option, make payment thereof, and the amounts so paid, with interest thereon at 8 per centum per annum, shall be added to and become a part of the debt secured by this mortgage, without waiver, however, of any ^{rights} of said mortgagee arising from breach of any of said covenants;

And that in the event suit is instituted to effect such foreclosure, the said mortgagee, his successors, legal representatives, heirs or assigns, may recover therein as attorney's fees such sum as the Court may adjudge reasonable in addition to the costs and disbursements allowed by the Code of Civil Procedure.

In Testimony Whereof, the said mortgagor has hereunto set his hand and affixed his seal the day and year first above written.

Executed in the presence of
 Fred A. Thompson
 Thomas H. Ward.

William T. Watson 

State of Oregon.

County of Multnomah. } ss.

This Certifies, That on this 17th day of June, A.D. 1901, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named William T. Watson, unmarried who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.