

with the cost and charges of making such sale; and the surplus, if any, pay on demand to the first party, his heirs or assigns.

It is further Covenanted, Stipulated and Agreed between the parties hereto:

First. That the said first party shall pay all taxes, liens and assessments now due or which may become due on said premises, before the same shall become delinquent, and in case not so paid, the holder of this mortgage may pay such taxes, liens and assessments, and recover the same and interest thereon at the rate of 8 per cent. per annum, and this mortgage shall stand as security therefor.

Fourth. Should any of said interests not be paid when due, it shall bear interest at 8 per cent. per annum from the time it becomes due, and should said first party at any time fail to pay any part of the principal or interest when the same becomes due, or should said first party fail to insure and pay taxes, or fail to keep and perform all the singular, the covenants, conditions, stipulations and agreements herein to be kept and performed, the whole sum of money hereby secured shall become due and collectable at the option of the Second party, and this mortgage may be foreclosed immediately for the whole of said money, interest and costs without further notice.

And it is expressly agreed and stipulated that in the event any suit is instituted to effect such foreclosure, by reason of any such default, the party to such suit holding this mortgage 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 party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of
E. L. Pennock
J. H. Dunlop

John Hollis (Seal)

State of Oregon. }
County of Wasco. } ss.

This Certifies, That on this 27 day of May A.D. 1902, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John Hollis personally known to me to be the individual described in