

on account of this mortgage, and all taxes and assessments which may lawfully be levied upon or against said land when the same become due and payable, and not later than ten days before the same become delinquent.

And it is expressly agreed by and between the parties hereto, that if the said mortgagors shall fail or neglect to pay said taxes and assessments as above provided the mortgagee may pay such taxes and assessments and the taxes and assessments so paid, the mortgagors agree to repay, and the said sums of money so paid, shall at once become due and bear interest at the rate of twelve per cent. per annum until repaid, and the same shall be paid at the same time and with the first installments of interest which shall become due thereafter, and shall be a part of the debt secured by this mortgage, and a lien on the above described property.

Now the payment of the principal, interest taxes and assessments as above provided, shall render this conveyance void. But it is expressly provided, that the time and the exact performance of all the conditions hereof, is of the essence of this contract, and in case default be made in the payment of any of the said sums of money, when due and payable, as above provided, either of the principal, or any installment of interest, or any portion thereof or any of said taxes, or in the performance of any of the covenants or conditions herein provided on the part of the mortgagors then the whole of the principal sum and interest accrued at the time the default is made, and all of the taxes which the holder of said note shall have paid or become liable to pay, shall at the option of the holder, become due and payable, and this mortgage may be foreclosed at any time thereafter.

Dated this 9th day of April, 1896

Executed in the presence of

E. J. Green

J. W. Sman

Felix H. Sman
Margarit W. Sman

State of Washington } ss
County of Skamania }

J. E. Green, Clerk of the Superior Court of Skamania County, Wash. do hereby Certify that on the 16th day of May 1896, personally appeared before