

or payable, or to perform any agreement herein contained, shall give to the mortgagee the option to declare the whole amount due on said notes, or unpaid thereon or on this mortgage, at once payable and due and this mortgage by reason thereof may be foreclosed at any time thereafter. And if the said mortgagor shall fail to pay any taxes or other charges or any lien or insurance premium as herein provided to be done, the mortgagee shall have the option to pay the same and any payment so made shall be added to and become a part of the debt secured by this mortgage, and draw interest at the rate of ten per cent per annum, without waiver, however, of any right arising from breach of any of the covenants herein.

In case suit or action is commenced to foreclose this mortgage, the court may, upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same to the payment of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.

In the event of suit or action being instituted to foreclose this mortgage, the mortgagor, his heirs and assigns shall pay such sum as the court shall consider reasonable as attorney's fees for the benefit of the plaintiff, in addition to the costs and disbursements provided by statute.

In Witness Whereof, the said mortgagor has hereto set his hand and seal the day and year first above written.

Executed in the presence of:

G. F. Martin

John B. Erikson (Seal)

H. E. Martin

State of Oregon

County of Multnomah } ss.

This is to certify that on this 19th day of March A.D. 1905, before me, the undersigned, Notary Public in and for said county and state, personally appeared the within named John B. Erikson, widower, who is known to me to be the identical person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same.

In Testimony Whereof, I have hereto set my hand and notarial seal the day and year last above written.

Notarial
Seal

George F. Martin

Notary Public for Oregon.

Filed for record by G. F. Martin on March 22, 1905 at 1.15 o'clock P. M.

A. Fleichbauer

Co. Auditor.

1.80
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