in some Fire Insurance Company or Companies to be named by the Mortgagee, for the benefit of the Mortgagee, and deliver the policies and renewals thereof to the Mortgagee promptly after issuance thereof, and such policies and renewals and all other policies issued and hereafter to be issued covering said mortgaged property are hereby assigned to the Mortgagee as additional security for the payment of said indebtedness. Sixth: Should the Mortgagor fail to make payment of taxes, assessment, fire insurance premiums or other sums or charges payable by the Mortgagor, then it shall be optional with the mortgagee to make payment thereof, and the amounts so paid with interest thereon at seven per centum per annum in like United States Gold Coin shall be added to and become part of the debt secured by this mortgage without waiver of any rights arising from breach of any of the covenants herein contained, and for such payment with interest as aforesaid the premises hereinbefore described as well as the Mortgagor, shall be bound to the same extent that they are bound for the payment of the notes herein described. Seventh: Should the Mortgagor fail to pay any part of said principal or the said interest as it becomes due, or any other sum due under this Mortgage, or break any covenants herein contained, the entire debt secured by this mortgage shall at once become due and collectible if the holder of said notes so elect, and all notice of such election is hereby waived. Eighth: In case any bill or complaint is filed in a suit, or an action brought to foreclose this mortgage, the Court shall, on motion or application of Mortgagee, without respect to the condition of the property herein described, either at the time of filing said bill or complaint, or thereafter, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply such rents and profits to the payment and satisfaction pro tanto of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust, said rents and profits being hereby pledged for such purpose; but it is agreed, however, that until default be made in some one or all of the obligations and conditions by the Mortgagor herein assumed, the Mortgagor may remain in possession of the mortgaged properties, and retain the rents, issues and profits mentioned. Ninth: In the event of a suit or action being instituted to effect such foreclosure, the party to such suit or action 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. Tenth: The terms Mortgagor and maker wherever herein used shall mean and include the maker or makers of this Mortgage and its, his, her or their successors in interest, heirs, personal representatives and assigns, and the term Mortgagee wherever herein used, shall mean and include the said Mortgagee or Mortgagees, and its, his, her or their successors in interest, personal representatives and assigns.

Witness the signature and seal of the above named Mortgagor hereto affixed.

Executed in presence of:

O. P. Myers — Nora Shields (Seal)

P. P. Dabney — William H. Shields (Seal)

State of Oregon
County of Multnomah } ss This Certifies, That on this the 30th day of August A.D. 1905 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Nora Shields and William H. Shields, her husband, to me