

Third, That said parties of the first part agree to keep buildings, fences and other improvements on said land in good repair and not commit or suffer any waste, especially the cutting of timber, except for use upon the place or in any way to impair the value of the security.

~~Fourth, That said part of the first part covenant and agree to keep the buildings erected upon the above described land insured.~~

Fourth, In case of default of said parties of the first part, in the payment of any part of the principal sum or any installment of interest in said note provided for, within ten days after the same shall become due and payable or to conform to or comply with any of the foregoing covenants and conditions then at the election of the party of the second part, the whole sum of money, together with interest, and all sums paid by said party of the second part, as provided by these presents, shall forthwith become due and payable and this mortgage may be immediately foreclosed and a decree had to sell said premises according to law, and out of the proceeds arising from such sale shall be paid said principal sum, with interest, costs and charges, and all moneys secured hereby, together with an attorneys fee of five percent of the amount found to be due upon such sums with interest.

Fifth, It is hereby expressly stipulated and agreed between the parties hereto, their heirs, executors, administrators or assigns, that in case of a foreclosure of this mortgage, that party of the second part his heirs, executors administrators or assigns, shall be entitled to have entered in such foreclosure suit; a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, insurance or other lawful assessments, after applying the proceeds of the sale of the premises above described to the payment thereof and to the costs of such foreclosure suit and attorney's fee.

Sixth, And it is further stipulated and agreed between the parties hereto, their heirs, executors, administrators or assigns, that, in case of the foreclosure of this mortgage, at any sale had thereunder, the purchaser thereof shall be entitled to the immediate possession of the premises so sold, whether or not the same are then occupied as a homestead.

In witness whereof we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of

H. C. Coffman

Walter J. Dolph (seal)
Susannah Dolph (seal)

State of Washington }
County of Lewis } ss. I, H. C. Coffman, a Notary Public in and for
the State of Washington, residing at Chehalis in the above named county and
State, duly commissioned, sworn and qualified, do hereby certify, that on the 27th