

Interest to be paid at maturity, and if not so paid, the whole sum of both principal and interest to become immediately due and collectible at the option of the holder of this note. And in case suit or action is instituted to collect this note, or any portion thereof, we promise and agree to pay, in addition to the costs and disbursements provided by statute, such additional sum in like good coin as the court may adjudge reasonable, for attorney's fees to be allowed in said suit or action.

(Signed) J. E. Blazier

(Signed) Mathe J. Blazier.

And said mortgagors hereby covenant that they are the owners of said premises in fee simple; that they are free from all encumbrances; that they will pay all taxes upon said premises at least ten days before the same become delinquent; that no timber now standing or growing or in any way in or upon said premises, or any part thereof, shall be cut or removed therefrom during the life of this mortgage except upon this express condition, that the mortgagee, his heirs or assigns, shall be entitled to and paid therefor at the rate of Three Dollars (\$3.00) per thousand feet for all timber so cut or removed from said premises during the life of this instrument, payable as soon as said timber or logs shall reach the booms of the La Camas Boom Company, and all moneys so paid on account thereof shall be applied on the principal and interest on said promissory note and mortgage; that all logs and timber cut and removed from said premises shall be marked in such a manner as to distinguish the same from any other logs or timber in said Washagal River and the mortgagee furnished with a tally or statement showing the number of logs cut and the scale made in the woods of the same; and said timber and logs so cut and removed shall not be released from the lien of this mortgage until the same shall have been paid for as herein provided.

Now the payment of said note, interest and taxes as herein provided, shall render this conveyance void; but in case default is made in the payment of the interest in said note expressed when the same shall become due, or failure to pay the taxes as herein provided, or in default of the performance of any covenants or conditions as herein expressed on the part of the mortgagors, then the whole of the principal sum and the interest accrued at the time default is made is declared, and all taxes upon said premises which the holder of said note shall have paid, or become liable to pay, shall, at the option of the holder of this note become due and payable, and this mortgage may be foreclosed at any time thereafter.

Now it is agreed by said mortgagors that if the mortgagee be compelled to foreclose this mortgage by reason of any breach of the agreements herein contained, the mortgagee shall be entitled to a reasonable attorney's fee in said suit or action and the mortgagors agree to pay said sums of money hereby secured, and agree that a deficiency judgment may be had against said