

veyance shall be void. But if said mortgagor shall fail to pay said notes, or in any respects shall fail to comply with or perform any of the said covenants, then as often as a breach thereof shall occur the said mortgagee his heirs and assigns may declare the whole of the principal sum then unpaid, to be at once due and payable together with all accrued and accruing interest, and thereafter said mortgagee's heirs and assigns may foreclose this mortgage. It is further expressly agreed: That should said mortgagors fail to pay any insurance premiums, or any taxes, assessments, rates, liens or other charges upon or against said premises, the said mortgagee's heirs or assigns, may, at their option, pay the same, and all amounts so paid, with interest thereon at eight per cent. per annum, shall be added to and become a part of the debts secured by this mortgage, without waiver however, of any rights arising from the breach of any covenant herein. That the mortgagors upon foreclosure shall pay a reasonable attorney's fee for the benefit of the mortgagee due and payable upon commencement of suit, the same to be a lien secured by this mortgage. That in case of foreclosure, it is stipulated as a fact that the rents or profits of said premises will then be in danger of being lost or materially injured or impaired and that the court may upon motion of the mortgagee's heirs or assigns, appoint a receiver to collect the rents and profits arising out of said premises during pendency of such suit until the possession shall be delivered to a purchaser and all amounts so collected shall be applied toward payment of amounts due under this mortgage.

In Witness Whereof, we have hereunto set our hands and seal this 20th day of April A.D. 1907.

Executed in the presence of us as witnesses:

Louis Salomonson

Frank Leatesher

Henry Wacker (real)
 Maggie ^{her} Wacker (real)
 mark

State of Oregon

County of Multnomah } ss.

This Certifies, That on this 20th day of April A.D. 1907 before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named Henry Wacker