

hereunder, together with the costs and charges of making such sale; and the overplus, if any, pay on demand to the parties of the first part their heirs and assigns. It is expressly understood and agreed, that such premises are and shall be kept, until this mortgage is fully paid and satisfied, free from all liens or incumbrances whatsoever that shall or may have precedence of this mortgage, that all buildings and tenements that are now upon or that may hereafter be erected upon said premises, shall be kept insured for an amount not less than _____ during all the time that this mortgage shall remain unpaid or unsatisfied, in one or more good and responsible fire insurance companies, against all loss or damage by fire; the loss or damage, if any, to be made payable to the said part of the second part executors, administrators, and assigns, and in case the said parties of the first part their heirs or assigns, shall fail, neglect or refuse to obtain said insurance, or to pay all taxes, street assessments, mechanics liens, or claims of every name and nature, that are or may become a lien or liens upon said premises, having precedence of the lien of this mortgage before the same shall become delinquent then the said party of the second part his executors, administrators and assigns may at their option, obtain said insurance and pay the premiums therefor, and may pay, discharge and satisfy any and all such taxes, street assessments or liens at maturity, and all sums of money thus expended shall at once become due and payable on demand from said parties of the first part their heirs and assigns, to the said party of the second part his executors, administrators and assigns, and that such payment, as well as the attorney's fees mentioned in said note, be and they are hereby secured by the lien of this mortgage. It is also expressly understood that if any sum made payable by the terms of said promissory note, or becoming due hereunder, shall remain unpaid for a period of sixty days after the same shall have become due and payable, then the party of the second part his executors, administrators and assigns may foreclose this mortgage at any time thereafter. And the said C.J. Moore, and Julia E. Moore heirs, executors and administrators, do covenant and agree to pay unto the said party of the second part, his executors, administrators or assigns, the said sum of money as above mentioned.

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 Us as Witnesses:
Frank W. Walden
Eva D. Haynes

C.J. Moore (Seal)
Julia E. Moore (Seal)

State of Oregon,)
) ss.
County of Multnomah)

Be it Remembered, that on this Seventh day of April A.D. 1908 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named C.J. Moore and Julia E. Moore who are known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

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

(NOTARIAL)
(SEAL)

Frank W. Walden

Notary Public for Oregon.

Filed for record by I.T. Felts on April 14, 1908 at 1:15 P.M.

A. Fleischhauer,

County Auditor.

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