

of repair and that he will not commit nor suffer waste upon said real property. 3. That he will pay all taxes assessments charges that may be lawfully imposed upon said real property by any public or quasi-public corporation and will pay all incumbrances and liens of every kind on said real property and the building and improvements now thereon or hereafter erected thereon and that he will pay (ten days before the same become delinquent) all taxes which may be assessed in the state of Washington upon this mortgage and the debt thereby secured or upon said promissory notes or any of them and that if he shall fail refuse or neglect to pay such taxes assessments and liens, said mortgagee may pay the same. 4/ That during the existence of this mortgage he will at his own expense keep the present buildings and improvements on said real property or which may hereafter be erected thereon insured against loss of fire to the extent of not less than \$300.00 in such insurance company as said mortgagee may select with loss if any, under such insurance payable to said mortgagee and will deliver the policies and renewals thereof to the said mortgagee promptly after the issue thereof and that if he shall fail refuse or neglect to insure said property or to keep the same so insured the said mortgagee may effect such insurance in the name of said mortgagor or otherwise with loss thereunder payable to said mortgagee and pay the premium thereon. 5. That all sums of money so paid by said mortgagee as premiums on insurance and for taxes assessments and liens as hereinbefore provided shall at once become due and payable by said mortgagor and the said mortgagee shall bear interest at the rate of 7 per cent per annum from the day and days the same are paid by said mortgagee, and said mortgagor covenants and agrees to repay the same to mortgagee together with interest as aforesaid and that the same shall be added to the debt thereby secured and shall be a lien or liens on said mortgaged property prior and superior to any and all liens created or attaching to said mortgaged property subsequent to date of this mortgage. Now therefore if the said mortgagor shall pay said promissory notes and each of them in accordance with the terms thereof, and the taxes therein provided and shall fully satisfy and comply with all covenants and agreements herein contained, then this conveyance to be void and of no effect, but otherwise to remain in full force and virtue as a mortgage to secure the payment of said promissory notes in accordance with the terms thereof and all addition to said debt and the performance of the conditions covenants and agreements herein provided, and, as such, to be subject to foreclosure; it being agreed that any failure to make any of the payments provided for in said notes or either of any of them or in this mortgage for the period of ten days after the same shall become due and payable or to perform any of the covenants or agreements herein contained shall forthwith or at any time thereafter give the said mortgagee the option to declare the whole amount due on said notes or unpaid thereon and under this mortgage at once due and payable and to foreclose this mortgage. It is further expressly covenanted and agreed: First In the event of this mortgage being foreclosed the said mortgagor shall pay such sum as the court may adjudge reasonable as attorney's fees in the suit or action and subject to this mortgage the same shall be a lien upon said above described property which said fee shall be due when suit is instituted and shall be recovered whether final decree be entered or not and as a part of the costs and commencement of said suit. Second. That in case of the foreclosure of this mortgage the said mortgagor hereby consents that a deficiency judgment may be obtained by said mortgagee or his successors or assigns. Third That in case of the foreclosure of this mortgage and a sale or sales of said mortgaged property thereunder, the purchaser or purchasers at such sale shall be entitled to the immediate and continuous possession of said property during the period of redemption or until said property is redeemed and shall be entitled to the rents issued and profits thereof during such period including the crops grown or to grow thereon, the said mortgagor hereby waiving all rights privileges and exception by reason of said mortgaged property or any part thereof being now or at any time hereafter a homestead or land used for farming