

appoint a receiver to take to custody and care of the mortgaged premises, collect the rents and profits thereof, harvest and market any growing crops thereon, the proceeds thereof to be applied in payment pro tanto of the amounts due and payable or chargeable under this mortgage. 3. That they will keep the improvements thereon in good repair and will not do or permit any waste of the premises hereby mortgaged. 4. That they have a valid unincumbered title in fee simple to the said premises. 5. That they will pay all taxes and charges that may be assessed on said premises and on this mortgage and on the debt thereby secured, before they become delinquent. Now therefore if the said Mortgagors shall pay all and every of said notes, taxes and charges and shall in all other respects fully satisfy and comply with the covenants hereinafter set forth and enumerated, this conveyance shall be void. But if the said mortgagors shall fail to pay any of said notes or in any respect shall fail to comply with any of the covenants hereafter set forth, then the said mortgagee or its successors legal representatives or assigns may at any time thereafter declare the whole of the principal sum or so much thereof as at the time such foreclosure may remain unpaid to be at once due and payable as well as all interest thereon up to the date of payment may be made or judgment rendered therefor against said mortgagors, and foreclose this mortgage may be entered and the said mortgagee its successors legal representatives or assigns may at any time after such breach aforesaid proceed to foreclose this mortgage and compel payment to be made of the full amount due and payable.

It is further expressly agreed:

1. That should the said mortgagors fail to make payment of any taxes, rates, water or other assessments, insurance premiums or other charges payable by them, the said mortgagee may at its option make payments thereof and the amounts so paid with interest at eight per cent per annum shall be added to and become a part of the debt secured by this mortgage without waiver, however of any right arising from breach of any of these covenants. 2. That in the event of this mortgage being foreclosed the said mortgagors shall pay such sum as the court may consider reasonable as attorneys fees for the benefit of the plaintiff and subject to this mortgage the same shall be a lien on the premises hereby mortgaged, which said fee shall be due and payable when suit is begun. 3. That the makers hereof for themselves and their heirs, assigns or grantees hereby waive and relinquish all their right of homestead and homestead exemption in and to said mortgaged premises and every portion thereof as against this mortgage and hereby agree that in the event of sale under foreclosure of the mortgaged premises herein described, the purchaser or purchasers shall be given possession of the premises during the period of redemption, but shall make legal accounting in case of redemption from such sale.

Witness our hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

Geo. Y. Moody

C. Vroman (Seal)

George J. Moody

Ella Vroman (Seal)

State of Washington

County of Clarke, ss. I, George J. Moody, a Notary Public in and for the State of Washington duly commissioned, sworn and qualified, do hereby certify that on this 27th day of September A.D. 1909 personally appeared before me C. Vroman and Ella Vroman his wife to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. And I further certify that Ella Vroman wife of said C. Vroman, separate and apart from her said husband and on said separate examination made known to her the contents of the within instrument, and she did, on separate examination, and after I made known to her the contents of said instrument, acknowledge to me that she did voluntarily of her own free will, and without