

herein before described or any part thereof at public vendue to the highest bidder at the front door of the Courthouse in the said Skamania County Washington for cash, of which sale at least twenty days notice of the time terms and place of sale and of the property to be sold shall be advertised in some newspaper printed and published in said Skamania County and upon such sale shall execute and deliver a deed in fee simple of the property sold to the purchaser or purchasers thereof, and receive the proceeds of said sale, and the moneys realized from such sale after payment of the costs charges expenses of said sale including reasonable attorneys fees and repayment of all sums of money advanced by the party of the second part his heirs or assigns be applied to the payment of the indebtedness hereby secured.

It is further agreed that until the debt is fully paid the parties of the first part shall keep all legal taxes and assessments against said property and the interest of the said party of the second part or his assigns therein by virtue of these presents fully paid and shall keep all insurance in a reliable insurance company to the amount of ----- dollars on the buildings on the described premises for the benefit of the said party of the second part his heirs and assigns, and to deliver to said party of the second part said policy or policies and renewals thereof to be held until said debt is fully paid, and in event of injury or destruction of said buildings by fire the said party of the second part is hereby expressly authorized to make settlement with the insurance company for the amount of insurance that may be theron and to receive the money due upon such insurance, and on default of the party of the second part may pay such incumbrance taxes and assessments or effect such insurance and collect the amount thereof with 8 per cent interest and in the event of any of the taxes or assessments on said premises or the interest of the party of the second part or his assigns therein by virtue of the presents become delinquent and the said party of the second part purchasing said property at public auction it is hereby agreed as a part of this indenture that said party of the second part shall be entitled to the full penalty authorized by law to be added to the amount of said taxes or assessments so paid which entire sum shall then become a part of the debt hereby secured and bear interest at 8 per cent per annum from date of purchase and said party of the second part may without notice and delay at his option enter upon said premises and take possession of said premises and said party of the second part is not required to give notice as to the exercise of such option.

It is further agreed that said parties of the first part shall keep all buildings fences or other improvements on said premises in as good repair and conditions as the same are at this time. It is further agreed that in the event of the commencement of an action for the foreclosure of this mortgage the attorneys fee herein provided for shall become due and should said party of the second part his heirs or assigns become involved in litigation by reason hereof or should the title of the parties of the first part be called in question in any action or proceeding in any court or before the Land department of the United States and the party of the second part shall make expense thereto or incur expense in defending for the parties of the first part, all the costs and expenses incurred herein shall be paid by the parties of the first part and the same be recovered as a part of the money hereby secured.

And it is further agreed that if on the sale of the mortgaged property it fails to bring sufficient to pay the entire debt hereby secured with interest costs attorneys fees and disbursements, the parties of the first part shall pay the deficiency.

And it is expressly understood that the terms conditions and provisions hereof