

In consideration of said loan, the mortgagor hereby agrees until full satisfaction of this mortgage: To pay all taxes and assessments upon said property or upon the notes or this mortgage at least ten days before delinquency and also to pay all liens upon said property for labor or material within thirty days after the same shall be filed. To keep all improvements upon said property in good condition and repair and neither commit nor suffer any waste of said property. That if default be made wholly or in part in the making of any of said interest or principal payments as they severally become due or in the performance of any agreement of this mortgage, then the note secured hereby shall at the election of the holder thereof become immediately due and payable without demand or notice (time being the essence hereof) and this mortgage may then be foreclosed according to law and a receiver appointed without notice forthwith upon the filing of the complaint or at any time thereafter. That in any foreclosure of this mortgage or action thereof the mortgagor will pay (in addition to the costs and fees allowed by statute) the sum of one hundred dollars as attorneys fees for the benefit of the plaintiff which shall be a lien on said property due and payable when action is commenced and foreclosable in such action. That in any foreclosure of this mortgage the mortgagee shall be entitled to deficiency judgment against the makers of said note for any balance of judgment interest and costs that may remain unsatisfied after sale of said property. That wherever the singular or plural number is used herein each shall equally include the other and every mention herein of a party or parties shall equally include the assigns successor and legal representatives of the party or parties so mentioned.

In Witness whereof the said mortgagors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in presence of

Israel R. Ziegler (Seal)

F.E. Flynn

Elizabeth Ziegler (Seal)

State of Washington

County of Klickitat, ss. This is to certify that on this 2nd day of March 1912 before me the undersigned a duly qualified Notary public in and for the State of Washington personally appeared Israel R. Ziegler and Elizabeth Ziegler 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.

Witness my hand and official seal the day and year in this certificate first above written.

F.E. Flynn, Notary public for Washington

(Notarial Seal)

residing at White Salmon

Filed for record by F.E. Flynn on March 16th 1912 at 1.15 P.M.

A. Fleischhauer

Co. Auditor.

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