

from the exercise of such option at any subsequent default or defaults of the parties of the first part in payment as aforesaid. And said party of the second part is not required to give any notice as to the exercise of said option but may proceed at any time or times after any default shall have occurred, to sell the property herein described and collect the amounts due hereunder, or at his option to institute suit for the foreclosure hereof in the courts in the ordinary way, it being expressly understood and agreed that in case of default the said party of the second part, or in case of his absence, death, refusal to act, or disability in any wise, the (then) acting Sheriff of Skamania County, Washington at the request of the legal holder of said Note may proceed to sell the property hereinabove described, or any part thereof, at public vendue, to the highest bidder, at the front door of the Court House, 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 the 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 shall, after payment of the costs, charges, expenses of said sale, including reasonable attorney's fees and the 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 said 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 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 or companies to the amount of at least -----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 the said party of the second part or his agent said policy or policies of insurance and renewals thereof to be held until said debt is fully paid, and it is hereby made a part of this instrument that said insurance shall be in company or companies satisfactory to the said party of the second part or his agent, and said party of the second part or his agent may at his option designate the company or companies in which such insurance shall be written, and for such purpose the party of the second part is hereby appointed and constituted the agent of the parties of the first part; 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 companies for the amount of insurance that may be paid thereon and to receive money due upon such insurance, and for the purpose of making such receipt and settlement the said party of the second part is constituted the attorney in fact of the parties of the first part with full power to do all and everything proper and necessary to be done in and about such settlement and receipt of insurance money as fully to all intents and purposes as the parties of the first part might or could do if personally present; and on default 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 these presents becoming delinquent and the said party of the second part purchasing said property at public sale, it is hereby agreed as a part of this indenture that said party of the second part shall be entitled to the full penalty authorizws by law to be