

shall be made in the payment of the said sum that may become due and payable as herein after provided, then the parties of the second part their executors administrators or assigns are hereby empowered to sell the said premises above described with all and every of the appurtenances or any part thereof in the manner provided by law and out of the money arising from such sale to retain the said principal and interest and attorneys fees and such other sums as may be due hereunder, together with the costs and charges of making such sale and the overplus if any there be pay on demand to the parties of the first part their heirs or assigns. It is expressly understood and agreed that such premises are and shall be kept until this mortgage is fully paid and satisfied, free from all liens and incumbrances whatsoever that shall or may have preceded this mortgage and in case the said parties of the first part their heirs or assigns shall fail to pay all taxes street assessments mechanics liens or claims of every name and nature that are or may become a lien upon said premises, then the said parties of the second part their executors administrators or assigns may at their option pay discharge and satisfy all such taxes and assessments and liens at maturity and sums thus expended shall at once become due and payable on demand from said parties of the first part their heirs or assigns to the said parties of the second part their executors administrators or assigns and that such payments as well as the attorneys fees mentioned in said note be and they are hereby secured by the lien of this mortgage and bear interest the same as note. It is also expressly understood that if any sum made payable by the terms of said promissory note or becoming due hereunder shall remain unpaid for a period of thirty days after same shall have become due and payable then the said parties of the second part their heirs or assigns may foreclose this mortgage at any time thereafter. And the said Charles F. Peters and Millie D. Peters and their heirs and assigns do covenant to and with the said parties of the second part their heirs or assigns to pay the said sum of money as above mentioned. In Witness Whereof they have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

H.H. Newhall

Roza Newhall

Stat of Oregon

Charles F. Peters (Seal)

Millie D. Peters (Seal)

County of Multnomah, ss' Be it Remembered that on this 11th day of June 1912 before me, the undersigned a Notary Public in and for said County and State personally appeared the within named Charles F. Peters and Millie D. Peters husband and wife who are known to me to be the individuals described in and who executed the within instrument and acknowledged that they signed and executed the same freely and voluntarily.

In Testimony Whereof I have hereunto set my hand and official seal the day and year last above written.

H.H. Newhall

(Notarial Seal)

Notary Public for Oregon

Filed for record by R.R. Morrill on June 13th 1912 at 1.15 P.M.

A. Fleischhauer

Co. Auditor

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