

whomsoever; That they will pay all of said sums of money specified in said note, promptly as they become due; That they will pay all taxes and assessments that may be levied or assessed on said premises and all taxes that may be levied or assessed to the holder of said note on account thereof, at least ten days before they become delinquent; That they will keep the buildings erected and to be erected upon the lands above described insured against loss by fire in the sum of One Thousand Dollars, in a company or companies to be designated by the Mortgagee, the policy or policies to be delivered, and the loss, if any, made payable to such Mortgagee, and applied on this indebtedness. Now, Therefore, If the said Mortgagors shall pay all and every sum of money specified in said note, and shall in all other respects fully carry out and comply with the covenants hereinbefore set forth and enumerated, this conveyance shall be void. But if said Mortgagors shall fail to pay any of said sums of money as specified, or in any other respect shall fail to comply with any of the covenants hereinbefore set forth, then, as often as such failure of payment or breach of covenant shall occur, the said Mortgagee, or his successors, legal representatives, heirs or assigns, may at any time thereafter declare the whole of the principal sum, or so much thereof as at the time of such declaration may remain unpaid, with all unpaid interest accrued thereon, together with all sums with interest accrued thereupon paid by said Mortgagee under any agreement contained in this mortgage, to be at once due and payable, and the said Mortgagee, his successors, legal representatives, heirs or assigns, may, at any time after such failure of payment or breach of covenant as aforesaid, proceed to foreclose this mortgage to compel payment to be made of the full amount due and payable. It is further expressly agreed: That should the said Mortgagors fail to make payment of any taxes, insurance premiums, or other charges payable by them as hereinbefore agreed, or suffer said premises to become subject to any lien or incumbrance having precedence to this mortgage, as hereinbefore provided against, the said Mortgagee may, at his option, make payment thereof, and the amounts so paid, with interest thereon at eight per centum per annum, shall be added to and become a part of the debt secured by this mortgage without waiver, however, of any rights of said Mortgagee arising from breach of any of said covenants;

That in case of bringing suit to foreclose this mortgage, the Court may, on the motion of the Mortgagee, or his successors, legal representatives, heirs or assigns, appoint a Receiver to take charge of said premises and to collect the rents and profits arising therefrom during the pendency of such suit and until the right of redemption expires, and such rents and profits shall be applied in payment pro tanto of the amount due under this mortgage;

And that in the event suit is instituted to effect such foreclosure, the said Mortgagee, his successors, legal representatives, heirs or assigns, may recover therein as attorney's fees such sum as the Court may adjudge reasonable in addition to the costs and disbursements allowed by the Code of Civil Procedure.

In Testimony Whereof, the said Mortgagors have hereunto set their hands and affixed their seals

Executed in the presence of

Grace E. Hussey (Seal)

E.H. Hartwig

H.A. Hussey (Seal)

John Baker

State of Oregon, )  
County of Hood River) ss.

Be it Remembered, That on this 15th day of July A.D. 1912 before me, the undersigned, a Notary Public in and for said County and State, personally ap-