

hereinbefore set forth and enumerated, this conveyance shall be void. But if said Mortgagors shall fail to pay any of said notes, or in any other respect shall fail to comply with any of the covenants hereinbefore set forth, then as often as any such breach shall occur, the said Mortgagee, or its successors, legal representatives and 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, to be at once due and payable, as well as all interest thereon up to the date when payment may be made, or judgment rendered therefor against said Mortgagors, and foreclosure of this mortgage may be entered, and the said mortgagee, its successors, representatives and assigns, may at any time after such breach 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:-

1. That should the said Mortgagors fail to make payment of any taxes, rates, water or other assessments, insurance premiums, or other charges payable by them the said Mortgagee may at its option, make payment thereof, and the amounts so paid, with interest at eight per cent per annum, shall be added to and become a part of the debt secured by this mortgage, without waiver, however, of any rights arising from breach of any of these covenants.

2. That in the event of this mortgage being foreclosed, the said Mortgagors shall pay such sum as the court may consider reasonable as attorney's fees for the benefit of the plaintiff, and subject to this mortgage, the same shall be a lien on the premises hereby mortgaged, which said fee shall be due and payable when suit is begun.

3. That in the event of this mortgage being foreclosed, the said Mortgagors covenant and agree that, should the mortgaged property aforesaid not realize sufficient to pay judgment, interest and costs, a deficiency judgment may be rendered against them for any balance unpaid and execution may be issued for collection thereof as hereinbefore agreed.

4. That the makers thereof for themselves and their heirs, assigns or grantees hereby waive and relinquish all their right of homestead and homestead exemptions in and to said mortgaged premises, and every portion thereof, as against this mortgage, and hereby agree that in the event of sale under foreclosure of the mortgaged premises herein described, the purchaser or purchasers shall be given the possession of the premises during the period of redemption, but shall make legal accounting in case of redemption from such sale.

Witness our hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of

D.L. Russell  
E.M. Armstrong  
State of Washington, )  
County of Clarke. ) ss.

Thomas W. Atkinson (Seal)

Mary E. Atkinson (Seal)

I, D.L. Russell, a Notary Public in and for the State of Washington, duly commissioned, sworn and qualified, do hereby certify that on this 20th day of July, A.D. 1912 personally appeared before me Thomas W. Atkinson and Mary E. Atkinson 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.

And I further certify that I examined the said Mary E. Atkinson, wife of the said Thomas W. Atkinson, separate and apart from her said husband, and on said separate examination made known to her the contents of the within instrument, and she did,