

payment pro tanto of the amounts due or payable or chargeable under this mortgage. That they will keep the improvements thereon in good repair and will not do or permit any waste of the premises hereby mortgaged. That they have a valid and unincumbered title in fee simple to said premises. That they will pay all taxes and charges that may be assessed on said premises and on this mortgage and on the debt hereby secured before they become delinquent. That during the existence of this debt they will keep the present building or any which may hereafter be erected on the said premises insured against fire to the extent of One thousand dollars in some fire insurance company to be named by the mortgagee for the benefit of the said mortgagee and to deliver said policies and renewals thereof to said mortgagee after the issue thereof and should the mortgagors fail to insure as herein provided the said mortgagee may do so at the expense of the Mortgagors. Now therefore if the said mortgagors shall pay all and every of said notes taxes and charges and shall in all other respects fully satisfy and comply with the covenant herebefore set forth then this conveyance shall be void. But if the mortgagors shall fail to pay said taxes charges and said notes or any part thereof and shall fail to comply with the covenants hereinbefore set forth then as often as any such breach shall occur the said mortgagee or its successors 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 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 thereof against said mortgagors and foreclosure of this mortgage may be entered and the said mortgagee its successors 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. That should the mortgagors fail to make payment of any taxes rate water or other assessments insurance premiums or other charges payable by them, the said mortgagee may at its option make payment thereof and the amount 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 the covenants. That in the event if this mortgage to be foreclosed the said mortgagors shall pay such sum as the court may consider reasonable as attorneys 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. That the makers hereof for themselves and for 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 agreed that on 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.

Witnesseth let hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

L.J. Moody

John W. Johnson (Seal)

Geo. Y. Moody

Rose E. Johnson (Seal)

State of Washington

County of Clarke, ss. I, L.J. Moody a Notary public in and for the State of Washington do hereby certify that on this 14th day of December 1912 personally appeared before me John W. Johnson and Rose E. Johnson 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.

Given under my hand and official seal this 14th day of December 1912

My commission expires Nov. 29th 1914
(Notarial Seal)

L.J. Moody, Notary Public for Washington
residing at Washougal Wash.

Filed for record by L.J. Moody on Dec. 14th 1912 at 1.14 P.M.

A. Fleischhauer, Co. Auditor

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