

taxes which may be levied or imposed on this mortgage, or the moneys thereby secured, and also that the said mortgagors, will not commit nor suffer any waste upon said premises, and that they will not cut, or permit to be cut, any of the timber upon said described premises except such as may be necessary for ordinary family use, and to keep the premises in a reasonable state of repairs.

NOW THEREFORE, if the said mortgagors shall pay said promissory note, in accordance with the terms thereof, both principal and interest, and shall fully satisfy and comply with the other covenants hereinbefore set forth, then this conveyance to be void and of no effect; but otherwise to remain in full force and virtue as a mortgage to secure the payment of said promissory note, in accordance with the terms thereof, and a performance of the conditions and agreements herein contained, and as such to be subject to foreclosure; and it is agreed that any failure to make any of the payments provided for in said note or this mortgage when the same shall become due and payable, or to perform any agreement herein contained, shall give to the mortgagee, without notice to the mortgagors, the option to declare the whole amount due on said note or unpaid thereon, or on this mortgage, at once due and payable, and this mortgage, by reason thereof, may be foreclosed at any time thereafter, and if the said mortgagors shall fail to pay taxes, assessments, insurance, mechanics liens or other encumbrances or liens, as herein provided to be done, the mortgagee shall have the option to pay the same, and the payment so made shall be added to and become part of the amount secured by this mortgage, and draw interest at the rate of ten per cent per annum, payable at the time of other interest payments herein, without waiver, however, of any rights arising from breach of any of the covenants herein.

It is further expressly agreed:

1st. That in case of filing a complaint to foreclose this mortgage, the Court may, on motion of the mortgagee, appoint a receiver to collect rents, issues and profits arising out of said premises during the pendency of such foreclosure, and until the right of redemption expires, and to exercise such other powers as the Court shall confer, and such rents, issues and profits shall be applied, less the costs of the receivership and the improvements, repairs, taxes and insurance upon said premises, in payment Pro tanto of the amount due under this mortgage.

2d. In the event of the institution of a suit to foreclose this mortgage the said mortgagors shall pay such sum as the Court may adjudge reasonable as attorneys fees in said suit, and said attorneys fees and all other sums above mentioned shall be a lien upon said described premises; which said attorneys fees shall be due when suit is begun and shall be recovered whether final decree is entered or not, and as a part of the costs of the commencement of said suit.

3d. Each and all of the agreements, covenants and obligations of the said mortgagors, and the rights and privileges of said mortgagee herein contained shall be the agreements, covenants and obligations and rights and privileges of their respective successors, heirs, assigns, executors and administrators.

IN WITNESS WHEREOF, the said mortgagors have hereunto set their hands and affixed their seals, this the day and year first above written.

Signed, Sealed and Delivered in Presence

of Us as Witnesses:

E.D. Clapp
Thos. S. Keep

J.H. Teague (Seal)

Bertha L. Teague (Seal)

State of Washington)
County of Clarke) ss.

BE IT REMEMBERED, that on this, the 19th day of August, 1913, before me, the undersigned, a Notary Public within and for the said County and State, personally appeared