

repairs shall draw interest at the same rate as this mortgage from date of payment, and this Mortgage shall stand as security for each and all of the same.

7. And as one of the considerations of this mortgage it is hereby expressly understood and agreed to and on the part of said Mortgagor that in case of the failure to comply with all and singular the foregoing terms, conditions or agreements, and upon the failure of the said Mortgagor to pay the taxes or assessments on said lands or water rights, or to keep the mortgage security unimpaired, or to pay any interest on the aforesaid principal notes, or otherwise secured by this mortgage, promptly and at the time when the same become due, or if the said Mortgagor fails to keep said premises insured, or in good repair, or fails to pay any part of the principal secured by this mortgage when the same becomes due, or becomes insane, incompetent, a bankrupt or absconds, then upon the happening of any one or all of the above said Mortgagee may treat all sums, both principal and interest, secured by this mortgage, and all other sums paid out or expended by the said Mortgagee for the Mortgagor as above mentioned the payment of which is secured by this mortgage, as due, and said sums, and each and every part thereof, shall become due and payable at once at the option of the said Mortgagee on said default, and the said Mortgagee may at its option proceed at once or at any time thereafter, to foreclose this mortgage, and the said Mortgagor under any law or statute or decision of the courts of the State of Washington now in force or which may hereafter be passed, enacted, given, announced or promulgated to the contrary notwithstanding, hereby waives any and all notice of said election of the Mortgagee's option to treat this mortgage, and all indebtedness hereby secured as due, and hereby agrees that the filing of a complaint for foreclosure at any time after such default shall be sufficient notice of the election of the Mortgagee to foreclose, and that the said Mortgagee after default shall not be bound to receive any part or all of the amount due, nor shall any tender of the amount due prevent or estop the Mortgagee from foreclosing said mortgage and collecting the full amount due thereon.

8. It is further agreed that in the event of the foreclosure of this mortgage under any of its provisions, it is hereby agreed that at the commencement of said action, or at any time thereafter, and before the expiration of the time for redemption, and without any showing other than this agreement therefor, being required, a Receiver shall be appointed by the Court to take possession and full charge of said mortgaged premises, and to hold possession of the same until the time for redemption expires, and the debt is fully paid, and to collect the rents and profits of said premises, to be applied (1) costs and expenses of receivership; (2) repairs on mortgaged premises; (3) taxes due or to become due before the expiration of the time for redemption. (4) insurance on said premises; (5) costs and expenses of foreclosure proceedings; (6) payment of interest on all sums loaned or expended by Mortgage; (7) payment of the principal debt secured hereby; and it is further stipulated that in case of the foreclosure of this mortgage the purchaser at any sale had thereunder shall be entitled to the immediate possession of the premises so sold, whether the same be then occupied as a homestead or not.

In any suit or other proceeding which may be had for the recovery of the amount due on either said principal note or this mortgage, or any one or all of the said interest coupon notes, or other sums advanced or expended secured by said mortgage, the said Mortgagee shall have the right to have included in the judgment which may be recovered such sum as the court shall adjudge reasonable as attorney fees, to be taxed as a part of the costs of such suit, and in any of such suits or proceedings the Mortgagee may procure an abstract of title to said premises, the costs of said abstract, or any extensions or certifications thereof as well as all payments which the said Mortgagee may be required or obliged to make for this mortgage, or its security, by reason or on account of any of the foregoing conditions or