

of policy as may be designated by said mortgagee, and will have all policies of insurance on-such property made payable to the mortgagee, and will deliver such policies and renewals thereof; (6) will not commit or suffer any waste of premises.

Performance of every covenant herein and payment of said note according to the terms thereof, shall render this mortgage void. But any default therein shall give the mortgagee the option, while such default shall continue, to declare all the sums secured by this mortgage to be forthwith due and payable, and to foreclose this mortgage at any time thereafter.

If the mortgagor shall fail to pay any sum as herein provided, the mortgagee may pay the same, and all sums so paid shall become a part of the debt hereby secured, and shall bear interest at the rate provided in said note without waiver, however, of any rights arising from breach of covenant.

If suit be brought to foreclose this mortgage, the mortgagors shall pay the mortgagee such sum as attorney's fees therein as the Court may adjudge reasonable, and such fees shall be included in the lien hereof; and a receiver may be appointed to collect the rents and profits of said premises during such foreclosure, the same to be applied in payment pro tanto of the amount due hereunder.

Each and all of the covenants and conditions herein contained shall bind the heirs, representatives and assigns of the mortgagors and the representatives, successors and assigns of the mortgagee.

IN WITNESS WHEREOF, said mortgagors have hereunto set their hands and seals this 11th day of October, 1913

Witness:

Mary Ert

W.J. Filz (Seal)

A.C. Buck

Katherine Filz (Seal)

State of Oregon }
County of Hood River } ss.

On this 11th day of October, A.D. 1913, personally appeared before me, a Notary Public in and for said County and State, the within named W.J. Filz and his wife Katherine Filz to me known to be the identical persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

In Testimony Whereof, I have hereunto set my hand and notarial seal the day and year last above written.

(Notarial Seal)

A.C. Buck

My Commission expires Jan. 9th 1914.

Notary Public for the State of Oregon.

Filed for record by Hood River Banking and Trust Co. on Oct 14, 1913 at 8:30 A.M.

H. Swisher,

Co. Auditor.