

That they will pay all of said sums of money specified in said note, promptly as they become due;

That they will pay all taxes and assessments that may be levied or assessed on said premises and all taxes that may be levied or assessed to the holder of said note on account thereof, at least ten days before they become delinquent;

Now, Therefore, If the said Mortgagors shall pay all and every sum of money specified in said note, and shall in all other respects fully carry out and comply with the covenants hereinbefore set forth and enumerated, this conveyance shall be void. But if said mortgagors shall fail to pay any of said sums of money as specified, or in any other respect shall fail to comply with any of the covenants hereinbefore set forth, then, as often as such failure of payment or breach of covenant shall occur, the said Mortgagee, or her successors, legal representatives, heirs, 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, with all unpaid interest accrued thereon, together with all sums with interest accrued thereupon paid by said Mortgagee under any agreement contained in this mortgage, to be at once due and payable, and the said mortgagee, her successors, legal representatives, heirs, or assigns, may, at any time after such failure of payment or breach of covenant as afore-said, 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 said Mortgagors fail to make payment of any taxes, or other charges payable by them as hereinbefore agreed, or suffer said premises to become subject to any lien or incumbrance having precedence to this mortgage, as hereinbefore provided against the said Mortgagee may, at her option, make payment thereof, and the amounts so paid, with interest thereon at eight per centum per annum shall be added to and become a part of the debt secured by this mortgage, without waiver, however, of any rights of said Mortgagee arising from breach of any of said covenants;

That in case of bringing suit to foreclose this mortgage, the Court may, on the motion of the Mortgagee, or her successors, legal representatives, heirs or assigns, appoint a Receiver to take charge of said premises and to collect the rents and profits arising therefrom during the pendency of such suit and until the right of redemption expires, and such rents and profits shall be applied in payment pro tanto of the amount due under this mortgage;

And that in the event suit is instituted to effect such foreclosure, the said Mortgagee, her successors, legal representatives, heirs or assigns, may recover therein as attorney's fees such sum as the Court may adjudge reasonable in addition to the costs and disbursements allowed by the Code of Civil Procedure.

IN TESTIMONY WHEREOF, the said Mortgagors have hereunto set their hands and affixed their seals.
Executed in the Presence of
J.O. Stearns Jr.
J.O. Stearns, Sr.

Jessie Cassady (Seal)
G.W.Cassady (Seal)

State of Oregon. }
County of Multnomah. } ss.

Be it Remembered, That on this 25th day of March, A.D.1914, before me, the undersigned, a Notary Public in and for said County and State personally appeared the within named Jessie Cassady and G.W. Cassady, her husband, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.
My commission expires December 10th, 1914
(NOTARIAL SEAL)
J.O.Stearns
Notary Public for State of Oregon,
residing at Portland, in said State
Filed for record by Inez M. Eckerson on March 28, 1914 at 10:30 A.M.

H. Swisher, County Auditor..

O.K. April 17 1914
M.B. Stevenson