

of Henry C. Prudhomme of Portland, Oregon; that the mortgagor will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises; that as soon as payment is made of any taxes, assessments, city liens or other charges or encumbrances that are or may become liens upon the property herein mortgaged superior to the lien of this mortgage, the mortgagor will deliver to the mortgagee, or his agent, receipts showing due payment of the same.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said notes according to its terms, this conveyance shall be void, but other wise shall remain in full force as a mortgage to secure the performance of all ~~fixes and performance~~ of said covenants and the payment of said notes; should the Mortgagor fail to pay any part of said principal or the said interest as it becomes due, or any other sum due under this mortgage, or break any covenant herein contained the entire debt secured by this mortgage shall at once become due and collectible if the holder of said notes so elect, and all notice of such election is hereby waived. And should the mortgagor fail to make payment of any taxes, assessments, or any lien or encumbrance, fire insurance premiums or other sums or charges payable by the mortgagor, when the same become due then it shall be optional with the mortgagee to make payment thereof, and the amounts so paid with interest thereon at 8 per centum per annum shall be added to and become part of the debt secured by this mortgage without waiver of any rights arising from breach of any of the covenants herein contained, and for such payment with interest as afore said the premises hereinbefore described, as well as the Mortgagor, shall be bound to the same extent that they are bound for the payment of the notes herein described. In the event of a suit or action being instituted to foreclose this mortgage, the attorney's fees provided for in said notes shall be included in the lien of this mortgage.

The terms mortgagor and maker wherever herein used shall mean and include the maker of this mortgage and its, his, her or their successors, heirs and personal representatives, and the term mortgagee wherever herein used, shall mean and include the said mortgagee or mortgagees and its, his, her or their successors in interest, personal representatives and assigns.

and seal  
Witness the signature/ of the above named mortgagor hereto affixed.

Executed in the presence of

The Fred A. Jacobs Company. (Seal)

By H.G. Beckwith, Vice-President, (Seal)

Antoinette Wagner.

O.G. Sharp. (CORPORATE SEAL)

The Fred A. Jacobs Company. (Seal)  
By G.M. Shrock, Secretary. (Seal)

State of Oregon, )  
County of Multnomah, ) ss

On this 3rd day of May, 1915, before me appeared H.G. Beckwith and G.M. Shrock, both to be personally known, who, being duly sworn, did say that he, the said H.G. Beckwith, is the Vice-President, and he, the said G.M. Shrock, is the Secretary of THE FRED A. JACOBS COMPANY, the within named corporation, and that the seal affixed to the within instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of the Board of Directors, and said H.G. Beckwith and G.M. Shrock acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this, the day and year first in this, my certificate, written.

(NOTARIAL SEAL)

O.G. Sharp.  
Notary Public for Oregon.

Filed for record by Henry C. Prudhomme on May 7th, 1915, at 11:30 A.M.

Chas. H. Nellor  
Co. Auditor