

Portland, Oregon, Said parties of the first part hereby agree to procure and maintain at all times, until the debt and moneys hereby secured are fully paid, insurance on the buildings erected, and which may hereafter be erected, upon the above described premises, in some reliable fire insurance company approved by said party of the second part, to the amount of at least \$1700.00, with loss, if any, payable to the party of the second part or his assigns, which policy^{or policies} shall be delivered to, and held by, said party of the second part, or his assigns, as additional security for the payment of the debt and moneys hereby secured. Said parties of the first part hereby agree to keep the buildings fences and other improvements upon said premises in as good condition and repair as the same are now in or may be put into during the continuance of the lien of this mortgage, and shall not commit or permit any waste on said premises until the moneys and debt hereby secured are fully paid.

Said parties of the first part hereby agree to pay and extinguish all taxes, assessments and other public charges which may be levied, assessed or charged upon said premises, or upon this mortgage or the notes hereby secured, prior to such assessment or public charges becoming delinquent, and, also, to pay and discharge all prior liens claims, adverse title or encumbrances on said premises, so that this mortgage shall be and remain a first lien thereon until the debt and moneys hereby secured are fully paid. Said parties of the first part hereby agree that in the event they shall fail or neglect to procure and maintain insurance upon said buildings, and make such repairs, and pay and discharge all taxes, assessments and other public charges which may be levied or charged upon said premises, and pay and discharge all liens, claims, adverse titles and encumbrances on said premises as above agreed, then the said party of the second part, his, heirs, executors, administrators or assigns may elect to pay and discharge any or all of the same, and cause said repairs to be made, and all moneys so expended and paid, with interest thereon at the rate of 8 per cent per annum from the date of such payment or expenditures until the same is wholly repaid shall be a lien on said premises above described, and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured. Upon any default on the part of the parties of the first part in the payment of interest when due or in keeping and performing any of the above agreements, said party of the second part, his heirs, executors, administrators or assigns, may elect or declare all sums secured hereby due and payable without notice and may immediately cause this mortgage to be foreclosed in the manner provided by law, whether he or they shall elect to pay any of the sums above referred to or not.

Said parties of the first part hereby agree that in any suit or other proceedings commenced for the recovery of the debt or moneys hereby secured or for the foreclosure of this mortgage, said party of the second part his, heirs, executors, administrators or assigns, shall have the right to have taxed as costs and included in the judgment or decree rendered in such suit or proceeding a reasonable attorney's fee.

Said parties of the first part hereby agree that in any suit or other proceeding commenced for the recovery of the debt and moneys hereby secured, or for the foreclosure of this mortgage, the party of the second part, his heirs, executors, administrators or assigns, shall be entitled to have entered in any such suit or proceeding a judgment for any deficiency remaining due on account of the debt and moneys hereby secured after the foreclosure sale of the premises above described. Said parties of the first part hereby agree 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 then be occupied as a homestead or not.