

successors, or assigns, may declare the whole sum of money hereby secured, due and collectible at once, or may elect to pay such taxes or assessments and be entitled to interest on the same at the rate of twelve per cent per annum, and this instrument shall stand as security for the amount so paid with said interest.

THIRD: That said parties of the first part agree to keep buildings, fences and other improvements on said land in good repair and not commit or suffer any waste, especially the cutting of timber, except for use upon the place, or in any wise to impair the value of the security.

FOURTH. That said parties of the first part covenant and agree to keep the buildings erected upon the above described land insured against loss by fire in the sum of \_\_\_\_\_ Dollars, in a company to be designated by the Mortgagee, loss, if any, payable to the said party of the second part. In case of default of the part\_\_ of the first part to insure said buildings or to pay the premiums upon such insurance, said party of the second party may cause the same to be done at his election, and any money so paid as premium shall be regarded as secured by these presents, together with interest thereon at the rate of twelve per cent per annum.

FIFTH. In case of default of said parties of the first part, in the payment of any part of the principal sum or any installment of interest in said note provided for, within ten days after the same shall become due and payable, or to conform to or comply with any of the foregoing covenants and conditions then at the election of the party of the second part ~~and provided by these presents~~ the whole sum of money; together with interest and all sums paid by said party of the second part, as provided by these presents shall forthwith become due and payable and this mortgage may be immediately foreclosed and a decree had to sell said premises according to law, and out of the proceeds arising from such sale shall be paid said principal sum, with interest, costs and charges, and all moneys secured hereby, together with an attorney's fees of twenty per cent of the amount found to be due upon such sums with interest.

SIXTH. It is hereby expressly stipulated and agreed between the parties hereto, their heirs, executors, administrators, or assigns, that, in case of a foreclosure of this mortgage, that party of the second part his heirs, executors, administrators or assigns shall be entitled to have entered in such foreclosure suit a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, insurance or other lawful assessments, after applying the proceeds of the sale of the premises above described to the payment thereof and to the costs of such foreclosure suit and attorney's fee.

SEVENTH. And it is further stipulated and agreed between the parties hereto, their heirs executors, administrators or assigns, that, in case of the foreclosure of this mortgage at any sale had thereunder, the purchaser thereat shall be entitled to the immediate possession of the premises so sold, whether or not the same are then occupied as a homestead.

IN WITNESS WHEREOF, we have hereunto set our hand and seal the day and year first above written.

Bertha H. Swanson. (Seal)

Signed, Sealed and Delivered in the Presence of  
O. J. Albers.

Victor A. Swanson. (Seal)

STATE OF WASHINGTON, )  
County of Lewis, ) ss:.

I, the undersigned a Notary Public in and for the State of Washington, residing at Chehalis in the above named County and State, duly commissioned and sworn and