

option, make payment thereof, and the amount so paid, with interest thereon at the rate of twelve (12) per centum per annum shall be added to and become a part of the debt secured by this mortgage, without waiver, however, of the rights of said mortgagee, its successors or assigns, arising from breach of any of said covenants.

Sixth. That in case a suit is brought to foreclose this mortgage for breach of any of the covenants herein contained, the court may appoint a receiver to take charge of the mortgaged premises, or any thereof, 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 of the mortgage debt.

Seventh. That in case suit or action is commenced for the foreclosure of this mortgage, the mortgagors, shall pay a reasonable fee for an abstract of title of the mortgaged premises which shall be taxed by the court as part of the costs of such foreclosure suit.

Eighth. That, in case a suit is instituted to foreclose this mortgage, the mortgagee its successors or assigns, may recover in said suit, such sum as the court may adjudge reasonable as attorney's fees in addition to the costs and disbursements allowed by the statutes of Washington.

THIS CONVEYANCE is on the condition that if the mortgagors shall pay the mortgage debt, with interest thereon, as evidenced by the principal note and interest coupon notes above described, as the same shall mature and shall pay all of the sums which the mortgagor by this instrument agrees to pay and shall in all things fully carry out and comply with the covenants herein contained, this conveyance shall be void; but, if the mortgagors shall fail to pay the principal debt, or the interest thereon, as evidenced by the principal note and the interest coupon notes above mentioned, or any part thereof, when the same shall mature, or shall fail to pay any sum of money which, by this instrument they covenanted to pay or shall in any other respect fail to comply with any of the covenants in this instrument contained, then and so often as the mortgagors shall make failure in such payments or any thereof, or any breach of any covenant, the mortgagee, or its successors or assigns, may at its option while such default continues, declare the whole of the principal debt at said time unpaid, together with all unpaid interest accrued thereon, together with all sums paid by the mortgagee in pursuance of any provision of this instrument, together with interest accrued thereon, to be at once due and payable and the mortgagee, its successors or assigns, may at any time, while such default continues, proceed to foreclose this mortgage in the manner provided by the laws of the State of Washington.

IN TESTIMONY WHEREOF, the mortgagors have hereunto set their hands and seals this First day of March, 1916.

Executed in the presence of:

Hugh W. Hamlin. (Seal)  
Carolyn B. Hamlin (Seal)

E. Swisher.  
C. Alexander.

STATE OF WASHINGTON, }

ss.

County of Skamania. }

BE IT REMEMBERED, That on this 7th day of April A.D. 1916, before me, the undersigned a Notary Public in and for said County and State, personally appeared the within named Hugh W. Hamlin and Carolyn B. Hamlin, husband and wife, 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.