

even date, herewith made by J.F. Jacobson and Valleri Jacobson his wife, payable one year after date, to the order of John Wachter, and these presents shall be void if such payment be made according to the terms and conditions thereof.

And in case default be made in the performance of any of the covenants herein contained or in the payment of either the principal or interest of said note, or any part of either principal or interest, according to the terms of said note, or upon the refusal of the Mortgagors their heirs, executors, administrators or assigns, to repay upon demand any charges made against the above described premises, or any part thereof, on account of any taxes, insurance or other lawful assessments, the holder hereof and the note secured hereby may immediately declare the whole of said principal sum, interest, taxes, insurance, charges and other assessments immediately due, and may thereafter in any manner provided by law, foreclose this mortgage, for the whole amount then due on account of principal, interest, taxes, charges or other lawful assessments.

And in any suit or other proceedings that may be had for the recovery of said principal sums and interest on either said note or this mortgage, it shall and may be lawful for the said party of the second part his heirs, executors, administrators, or assigns, to include in the judgment that may be recovered, (in addition to the costs provided by law) counsel fees and charges of attorneys and counsel employed in such foreclosure suit the sum of Twenty five (\$25.00) Dollars, as well as all payments that the said party of the second part his heirs, executors, administrators or assigns may be obliged to make for his or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

It is hereby expressly stipulated and agreed between the parties hereto, their heirs, executors, administrators or assigns, that in case of the foreclosure of this mortgage, that the 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 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 thereof shall be entitled to the immediate possession of the premises so sold whether or not the same are then occupied as a home-stead.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this, the 27th day of May, A.D. 1916.

J.F. Jacobson, (Seal)

Signed, Sealed and Delivered in Presence of Valleri Jacobson. (Seal)

Geo. E. O'Byron.
E. Swisher.

STATE OF WASHINGTON,)
County of Skamania.) ss.

I, E. Swisher, a Notary Public in and for said County and State, do hereby certify that on this 27th day of May, A.D. 1916, personally appeared before me J.F. Jacobson and Valleri Jacobson, his wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.