

NOW, THEREFORE, if the said Mortgagor shall pay all and every sum of money specified in said note, and shall in all other respects fully carry out and comply with the covenants hereinbefore set forth and enumerated, this conveyance shall be void. But if said mortgagor shall fail to pay any of said sums of money as specified, or in any other respect shall fail to comply with any of the covenants hereinbefore set forth, then, as often as such failure of payment or breach of covenant shall occur, the said Mortgagee, or her successors, legal representatives, heirs, or assigns, may at any time thereafter declare the whole of the principal sum, or so much thereof as at the time of such declaration may remain unpaid, with all unpaid interest accrued thereon, together with all sums with interest accrued thereupon paid by said Mortgagee under any agreement contained in this mortgage, to be at once due and payable, and the said Mortgagee, her successors, legal representatives, heirs or assigns, may, at any time after such failure of payment or breach of covenant as aforesaid, proceed to foreclose this mortgage to compel payment to be made of the full amount due and payable.

It is further expressly agreed: That should the said Mortgagor fail to make payment of any taxes, insurance premiums, or other charges payable by it as hereinbefore agreed, or suffer said premises to become subject to any lien or incumbrance having precedence to this mortgage, as hereinbefore provided against, the said Mortgagee may, at her option make payment thereof, and the amounts so paid, with interest thereon at 8 per centum ~~annum~~ per annum, shall be added to and become a part of the debt secured by this mortgage without waiver, however, of any rights of said mortgagee arising from breach of any of said covenants;

That in case of bringing suit to foreclose this mortgage, the Court may, on the motion of the Mortgagee, or her successors, legal representatives, heirs or assigns, appoint a Receiver to take charge of said premises 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 due under this mortgage; And that in the event suit is instituted to effect such foreclosure, the said mortgagee, her successors, legal representatives, heirs, or assigns may recover therein as attorney's fees such sum as the Court may adjudge reasonable in addition to the costs and disbursements allowed by the code of Civil Procedure.

IN WITNESS WHEREOF, D.G. Jackson Co, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these instruments to be signed by its president and its Secretary, and its corporate seal to be hereunto affixed, this 28th day of June, A.D. 1916.

Witnesses:

L.A. Henderson.
Ernest Smith.

D.G. Jackson Co.
By D.G. Jackson, President.
By D.P. Gillam. Secretary.

STATE OF OREGON,)
County of Hood River,) ss.

On this 28th day of June, A.D. 1916, before me personally appears D.P. Gillam Secretary of the D.G. Jackson Co, a corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Notarial Seal) My commission expires

Nov. 12th, 1916. Filed for record by E. Swisher, June 30, 1916, at 4-30 P.M.

L.A. Henderson, Notary Public for the State of Oregon.

Chas. H. Nelson
Co. Aud.