

that they will, during the continuance of this mortgage, permit no waste of said premises; pay before delinquency all lawful taxes and assessments upon said lands and keep the same free of all other encumbrances which impair the mortgagee's security; keep the buildings thereon in good repair and continuously insured by some responsible insurance company or companies to be designated by the mortgagee for at least Five Hundred Dollars, for the mortgagee's protection and cause all insurance policies to be endorsed and delivered to the mortgagee.

Should the mortgagors fail to keep any of the foregoing covenants, then the mortgagee may perform them, without waiving any other right or remedy herein given for any such breach; and all expenditures ⁱⁿ that behalf shall be secured by this mortgage, and bear interest at the rate of ten per cent. per annum, and be repayable by the mortgagors on demand.

In case of default in the payment of any installment of said debt, or of a breach of any of the covenants herein contained, then the entire debt hereby secured shall, at the mortgagee's option, become immediately due without notice, and this mortgage may be foreclosed. Any installment not paid when due shall bear interest at the rate of ten per cent. per annum until paid and shall be secured hereby. The mortgagors shall pay the mortgagee a reasonable sum as attorney's fees in any suit that may be lawfully

brought for the foreclosure of this mortgage, and in any suit which the mortgagee, to protect the lien hereof, is obliged to defend; and shall pay such reasonable cost of searching records and abstracting the same as may be necessarily be incurred in foreclosing this mortgage or defending the same; which sums shall be secured hereby and may be included in the decree of foreclosure.

The mortgagors consent to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale of said property.

Dated at Tacoma, Washington, October, 9, 1916.

Witnesses.

G.C.Chesser. (Seal)

W.P.Christensen.

Nannie Chesser. (Seal)

G.E.Linn.

STATE OF WASHINGTON,

ss.

County of Skamania.

THIS IS TO CERTIFY that on this 14th day of October, A.D. 1916, before me, the undersigned a County Clerk in and for the State of Washington, duly commissioned and sworn personally came G.C.Chesser, and Nannie Chesser, his wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

(Seal of Superior Court)

S.M.Eddings. Clerk of the Superior Court
Skamania County, Wash. in and for the State of Washington,
residing at Stevenson.

Filed for record by S.M.Eddings, on Oct. 14, 1916, at 2 P.M.

Chas. H. Nelson
County Auditor.