

essments, incumbrances, adverse claims, fire insurance, inspection, repair, cultivation  
irrigation, protection or any other purpose provided for by the terms of this mortgage.

The Mortgagors agree to pay, as soon as due, all taxes, assessments and incumbrances which may be, or appear to be, liens upon said property, or any part thereof, including taxes, if any are levied or assessed under the laws of the State of Washington, upon this mortgage or upon the debt secured hereby, and hereby waive all right to treat the payment of such taxes, or assessments as payment on the debt hereby secured or as being to any extent a discharge thereof; and the mortgagors agree to keep said buildings insured against fire, to the amount required by and in such insurance companies as may be satisfactory to the mortgagee and to assign the policies therefor to the mortgagee; and promptly to pay and settle (or cause to be removed by suit or otherwise) all adverse claims against said property.

In case said taxes, assessments or incumbrances so agreed to be paid by the mortgagors be not so paid, or said buildings so insured and said policies so assigned or said adverse claims so paid, settled or removed, then the mortgagee being hereby made sole judge of the legality thereof, may, without notice to the mortgagors, pay such taxes assessments, or incumbrances, obtain such policies of insurance and pay or settle any or all of such adverse claims or cause the same to be removed by suit or otherwise.

The mortgagors agree to keep said property in good condition and repair and to permit no waste thereof and should said property or any part thereof, require any inspection, repair, cultivation, irrigation or protection, other than that provided by the mortgagors, then the mortgagee, being hereby made sole judge of the necessity therefor, and without notice to the mortgagors, may enter, or cause entry to be made, upon said property, and inspect, repair, cultivate, irrigate or protect said property as she may deem necessary. All sums expended by the mortgagee in doing any of the things above authorized are secured hereby and shall be paid to the mortgagee, by the mortgagors in said gold coin, on demand together with interest from date of payment, at the same rate of interest as is provided to be paid in the note hereinbefore set out.

In the event of a loss under said policies of fire insurance, the amount collected thereon shall be credited first to interest due, if any, upon said indebtedness, then upon any advances secured hereby, and the remainder, if any, upon the principal sum, and interest shall thereupon cease on the amount so credited on said principal sum.

The maker thereof promise to pay said note according to the terms and conditions and in case of default in payment of the same, or of any installment of interest thereon when due, or if default be made in payment of any other of the moneys herein agreed to be paid, or in the performance of any of the covenants or agreements herein contained on the part of the mortgagors, the whole sum of money then secured by this mortgage shall become immediately due and payable at the option of the holder of said note, and this mortgage may thereupon, or at any time during such default, be foreclosed, and the filing of the complaint in foreclosure shall be conclusive notice of the exercise of such option by the mortgagee.

In the event this mortgage is foreclosed, the decree of foreclosure may provide that the property therein described be ordered sold en masse or in separate lots or parcels, at the option of the plaintiff in such action.

The mortgagors agree that the mortgagee may ~~provide that the property herein~~  
~~described hereunder~~ at any time without notice, release portions of said mortgaged  
premises from the lien of this mortgage without affecting the personal liability of any  
person for the payment of the said indebtedness or the lien of this mortgage upon the