

SECOND: That the mortgagor will pay promptly at maturity thereof the mortgage debt with interest, which mortgage debt and interest are evidenced by one certain principle note of the mortgagor for the sum of Two Thousand (2000.00) Dollars, bearing date of the First day of February, 1917, and payable to the mortgage which note is for the sum and in words and figures as follows, to-wit:

\$2000.00

Seattle, Washington, February 1, 1917.

On the First day of February, 1922, after date for value received The Washington Children's Home Society, a corporation, promises to pay to Lillian Mac Rae, or order, Two Thousand (\$2000.00) Dollars in Gold Coin of the United States of America, of the present standard of value with interest at the rate of six and one half (6½) % per cent per annum, in like gold coin, payable semiannually, both principle and interest being payable at the offices of Ridgeway & Johnson, Attorneys, Portland, Oregon, with current rate of exchange on New York City.

If interest is not paid when due, this note shall at once become due and payable without further notice, at the option of the legal holder thereof, and shall bear interest at the rate of eight (8%) per cent per annum after maturity, and in case suit or action is instituted to collect this note or any portion thereof, the said Washington Children's Home Society, a corporation, promises and agrees to pay in addition to the costs and disbursements provided by statute, such additional sum in like Gold Coin as the Court may adjudge reasonable for attorney's fees to be allowed in said suit or action. This note and interest is secured by a first mortgage on land in Skamania County, State of Washington.

Option is hereby given the mortgagors to pay this note in full on February 1, 1920, or to pay \$100.00, or any multiple thereof on account of principle of this note on any interest paying date thereafter,

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(signed) WASHINGTON CHILDREN'S HOME SOCIETY

By John Schram, President  
By S. D. Wingate, Secretary.

THIRD: That the mortgagor will pay all taxes and assessments which may be levied or assessed to or against the mortgaged property, or any thereof, or to or against the holder of said note, on account of said note, at least ten days before said taxes or assessments shall become delinquent.

FOURTH: That the mortgagor will cause the buildings on said mortgaged property to be insured and kept insured against loss by fire in the sum of Three Hundred Dollars in a company or companies designated by the mortgagee for the use and benefit of the mortgagee, her successors or assigns, and will cause the insurance policies to be deposited with the mortgagee, and will pay the premiums upon said insurance policies as the same shall mature.

FIFTH: That, should the mortgagor fail to pay any taxes, assessments insurance premiums or other charges, as it herein covenants to pay, or suffer the mortgaged property, or any thereof, to become subject to any liens or encumbrances having precedence over this mortgage, the mortgagee, her successors or assigns, may, at its option, make payment thereof, and the amount so paid, with interest thereon at the rate of eight (8%) per cent 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, her 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.

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SEVENTH: That in case suit or action is commenced for the foreclosure of this mortgage, the mortgagor 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