

THE POLICIES AND RENEWALS THEREFOR, TO THE MORTGAGEE;

TO KEEP ALL IMPROVEMENTS UPON SAID PROPERTY IN GOOD CONDITION AND REPAIR, AND NEITHER COMMIT NOR SUFFER ANY WASTE UPON SAID PROPERTY;

THAT IF DEFAULT BE MADE IN ANY PAYMENT OR AGREEMENT HEREUNDER, THE MORTGAGEE OR ANY HOLDER OF ANY NOTE SECURED HEREBY, MAY MAKE ADVANCES THEREFOR. THE MORTGAGEE OR ANY HOLDER OF ANY NOTE SECURED HEREBY MAY ALSO TAKE ANY ACTION AND MAKE ANY ADVANCES AND PAY, SETTLE, COMPROMISE OR LITIGATE ANY LIEN OR CLAIM WHATSOEVER, AS IN HIS OR THEIR DISCRETION MAY SEEM NECESSARY FOR THE PROTECTION OF SAID PROPERTY OR OF ANY INDEBTEDNESS SECURED HEREBY. ALL ADVANCES FOR ANY OF SAID PURPOSES WITH INTEREST THEREON AT 10 PER CENT. PER ANNUM SHALL BECOME PART OF THE INDEBTEDNESS SECURED HEREBY, WITHOUT WAIVER OF ANY RIGHT ARISING FROM ANY DEFAULT HEREUNDER, AND SUCH AMOUNTS WITH INTEREST THEREON SHALL BE REPAYED BEFORE ANY APPLICATION UPON THE NOTES SECURED HEREBY.

THAT IF ANY DEFAULT BE MADE, IN THE PAYMENT OF ANY INTEREST OR PRINCIPAL AS THEY SEVERALLY BECOME DUE, OR IN THE PERFORMANCE OF ANY AGREEMENT OF THIS MORTGAGE, THEN THE NOTE SECURED HEREBY SHALL, AT THE ELECTION OF THE HOLDER THEREOF, BECOME IMMEDIATELY DUE AND PAYABLE WITHOUT DEMAND OR NOTICE (TIME BEING OF THE ESSENCE HEREOF), AND THIS MORTGAGE MAY THEN BE FORECLOSED ACCORDING TO LAW, AND A RECEIVER FOR SAID PROPERTY, WITH USUAL POWERS, MAY BE APPOINTED WITHOUT NOTICE, FORTHWITH UPON THE FILING OF THE COMPLAINT OR AT ANY TIME THEREAFTER.

THAT IN ANY FORECLOSURE OF THIS MORTGAGE OR ACTION THEREFORE, THE MORTGAGOR WILL PAY (IN ADDITION TO THE COSTS AND FEES ALLOWED BY STATUTE,) THE SUM OF WHAT THE COURT ALLOWS DOLLARS AS ATTORNEY'S FEES FOR THE BENEFIT OF THE PLAINTIFF, WHICH SHALL BE A LIEN ON SAID PROPERTY, DUE AND PAYABLE WHEN ACTION IS COMMENCED AND ENFORCEABLE IN SUCH ACTION;

THAT IN ANY FORECLOSURE OF THIS MORTGAGE, THE MORTGAGEE SHALL BE ENTITLED TO DEFICIENCY JUDGMENT AGAINST THE MAKERS OF SAID NOTES FOR ANY BALANCE OF JUDGMENT, INTEREST AND COSTS, THAT MAY REMAIN UNSATISFIED AFTER SALE OF SAID PROPERTY;

IN WITNESS WHEREOF, THE SAID MORTGAGORS HAVE HEREUNTO SET THEIR HANDS AND SEALS THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

C. H. ESTES

ELLAS BREEDLOVE (SEAL)

ANNA BREEDLOVE (SEAL)

STATE OF WASHINGTON,)
) ss.
COUNTY OF KLICKITAT.)

THIS IS TO CERTIFY THAT ON THIS 13TH DAY OF OCTOBER, 1919 BEFORE THE UNDERSIGNED, A DULY QUALIFIED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED ELLIS BREEDLOVE AND ANNIE BREEDLOVE, HUSBAND AND 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.