

AS EVIDENCED BY A WRITTEN CONTRACT OF EVEN DATE HERewith SIGNED BY THE MORTGAGORS, AND PAYABLE AT THE OFFICE OF THE PENINSULA SECURITY COMPANY, PORTLAND, OREGON. THE MORTGAGORS AGREE TO PAY, WHEN DUE, ALL TAXES AND ASSESSMENTS LEVIED UPON SAID PREMISES; TO KEEP THE SAME FREE FROM ALL INCUMBRANCES, INCLUDING THOSE OF RECORD, WHETHER LEGAL OR OTHERWISE; TO COMPLETE ALL BUILDINGS IN COURSE OF CONSTRUCTION OR ABOUT TO BE CONSTRUCTED THEREON WITHIN SIX MONTHS FROM DATE HEREOF; TO KEEP ALL BUILDINGS IN GOOD REPAIR AND CONTINUOUSLY INSURED IN A SUM NOT LESS THAN THE ORIGINAL PRINCIPAL HEREIN NAMED; ALL POLICIES OF INSURANCE WITH MORTGAGE CLAUSE IN FAVOR OF MORTGAGEE ATTACHED TO BE DELIVERED TO THE MORTGAGEE AND TO BE IN COMPANIES NAMED BY IT; SHOULD THE MORTGAGORS FAIL TO KEEP ANY OF THE FOREGOING COVENANTS, THEN THE MORTGAGEE MAY AT ITS OPTION CARRY OUT THE SAME AND ALL ITS EXPENDITURES THEREFOR SHALL DRAW INTEREST UNTIL REPaid AT THE RATE OF TEN PER CENT PER ANNUM, BE REPAYABLE BY THE MORTGAGORS ON DEMAND, AND SHALL BE SECURED BY THIS MORTGAGE.

TIME IS MATERIAL AND OF THE ESSENCE HEREOF, AND IF DEFAULT BE MADE IN THE PAYMENT OF ANY OF THE INSTALLMENTS OF THE DEBT HEREBY SECURED, OR IN ANY OF THE COVENANTS HEREIN CONTAINED, THEN, IN SUCH OR ANY OF SAID CASES, THE BALANCE OF UNPAID PRINCIPAL WITH ACCRUED INTEREST, AND ALL OTHER INDEBTEDNESS HEREBY SECURED, SHALL AT THE MORTGAGEE'S ELECTION BECOME IMMEDIATELY DUE, WITHOUT NOTICE, AND THIS MORTGAGE MAY BE FORECLOSED,

IN ANY SUIT TO FORECLOSE THIS MORTGAGE, OR IN ANY SUIT WHICH THE MORTGAGEE IS OBLIGED TO DEFEND TO PROTECT THE LIEN HEREOF, THE MORTGAGORS AGREE TO PAY A REASONABLE SUM AS ATTORNEY'S FEES, AND FURTHER AGREE TO PAY SUCH REASONABLE COSTS OF SEARCHING RECORDS AND ABSTRACTING THE SAME AS MAY NECESSARILY BE INCURRED IN FORECLOSING THIS MORTGAGE OR DEFENDING SAME, WHICH SUMS SHALL BE SECURED HEREBY AND INCLUDED IN THE DECREE OF FORECLOSURE.

IN CASE OF FORECLOSURE, THE MORTGAGORS HEREBY EXPRESSLY WAIVE ANY CLAIM OF HOMESTEAD AND ALL RIGHT TO POSSESSION OF THE PREMISES DURING THE PERIOD ALLOWED BY LAW FOR REDEMPTION.

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 THIS 10TH DAY OF OCTOBER, A.D. 1919.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

F. P. DRINKER

DORA N. LARSEN

J. CANBY MORGAN (SEAL)

MARY B. MORGAN (SEAL)

STATE OF OREGON,)
) ss.
COUNTY OF MULTNOMAH.)

THIS CERTIFIES, THAT ON THIS 10TH DAY OF OCTOBER A.D. 1919, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR SAID STATE, PERSONALLY APPEARED THE WITHIN NAMED J. CANBY MORGAN AND MARY B. MORGAN (HUSBAND AND WIFE) KNOWN TO ME TO BE THE IDENTICAL PARSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.