

THEREOF, I PROMISE AND AGREE 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.

WITH PRIVILEGE OF PAYING THIS NOTE IN INSTALLMENTS OF \$200 OR ANY MULTIPLE THEREOF AT ANY INTEREST PERIOD.

32¢ 1 R STAMPS CANCELLED

(SIGNED)

MINNIE M. FOUTS

SAID MORTGAGOR FOR HERSELF AND FOR HER HEIRS AND ASSIGNS COVENANT TO AND WITH THE MORTGAGEE, HER HEIRS, AND ASSIGNS THAT SHE IS THE OWNER IN FEE SIMPLE OF SAID PREMISES, THAT SAID PREMISES ARE FREE FROM ALL INCUMBRANCE AND THAT SHE WILL WARRANT AND DEFEND THE SAME FROM ALL LAWSUL CLAIMS OF ALL PERSONS.

THE SAID MORTGAGOR COVENANTS AND AGREES TO COMMIT NO WASTE ON SAID PREMISES AND TO PAY ALL TAXES AND ASSESSMENTS THEREON AND UPON THIS MORTGAGE, AND TO KEEP THE BUILDINGS THEREON INSURED AT OWN EXPENSE IN FAVOR OF MORTGAGEE FOR NOT LESS THAN SIXTEEN HUNDRED DOLLARS, AGAINST LOSS BY FIRE, AND FAILURE TO PAY ^{ALL} TAXES AND ASSESSMENTS AND INSURANCE SHALL ENTITLE MORTGAGEE TO PAY SAME AND INCLUDE SUCH PAYMENT IN THE AMOUNT SECURED BY THIS MORTGAGE AND DRAW INTEREST ACCORDINGLY FROM DATE OF SUCH PAYMENT.

NOW THEREFORE, IF THE COVENANTS HEREIN SHALL BE PERFORMED AS AGREED THIS CONVEYANCE SHALL BE VOID; BUT IN CASE DEFAULT SHALL BE MADE IN THE PAYMENT OF THE PRINCIPAL OR INTEREST WHEN EITHER PRINCIPAL OR INTEREST SHALL BECOME DUE, OR IN ANY COVENANT HEREIN, THEN THE WHOLE SUM SHALL IMMEDIATELY BECOME DUE AND PAYABLE AND THE MORTGAGEE, OR HER LEGAL REPRESENTATIVES MAY FORECLOSE THIS MORTGAGE AT ANY TIME THEREAFTER.

AND IT IS FURTHER AGREED THAT IF THE MORTGAGEE OR HER LEGAL REPRESENTATIVES ARE COMPELLED TO FORECLOSE THIS MORTGAGE BY REASON OF THE NON-PAYMENT OF THE SAID NOTE OR ANY PORTION THEREOF, THEN IN ADDITION TO THE SUM FOUND DUE AT THE TIME OF THE FORECLOSURE, SHALL BE ENTITLED TO RECOVER SUCH SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES IN SAID SUIT IN ADDITION TO COSTS AND DISBURSEMENTS ALLOWED BY THE CODE OF CIVIL PROCEDURE, THE COURT MAKING THE DECREE OF FORECLOSURE IS AUTHORIZED TO INCLUDE IN SUCH DECREE THE SUM AFORESAID UPON DEMAND OF PLAINTIFF IN SAID FORECLOSURE SUIT.

WITNESS MY HAND AND SEAL THIS 21ST DAY OF JULY A. D. 1921.

EXECUTED IN THE PRESENCE OF

FLORENCE G. MOORE

C. SCHUEBEL

MINNIE M. FOUTS (SEAL)

STATE OF OREGON,)
COUNTY OF CLACKAMAS.) SO.

THIS CERTIFIES, THAT ON THIS 21ST DAY OF JULY, 1921, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED MINNIE M. FOUTS, UNMARRIED WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY