

PARTY OF THE SECOND PART, AND TO ITS SUCCESSORS AND ASSIGNS FOREVER, ALL

OF LOTS SIX AND SEVEN IN BLOCK-ONE OF JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, WASHINGTON ACCORDING TO THE OFFICIAL PLAT OF SAID TOWN AND ADDITION ON FILE IN THE OFFICE OF THE AUDITOR IN AND FOR SAID SKAMANIA COUNTY AND STATE OF WASHINGTON.

TOGETHER WITH ALL AND SINGULAR, THE TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF: AND ALSO, ALL THE ESTATE, RIGHT, TITLE AND INTEREST WHATSOEVER, AS WELL IN LAW AS IN EQUITY, OF THE PARTY OF THE FIRST PART, OF, IN AND TO THE SAME, AND EVERY PARTY THEREOF, WITH THE APPURTENANCES; TO HAVE AND TO HOLD THE ABOVE GRANTED AND DESCRIBED PREMISES, WITH THE APPURTENANCES, UNTO THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS FOREVER PROVIDED ALWAYS, AND THESE PRESENTS ARE UPON THE EXPRESS CONDITION, THAT SO LONG AS THE PARTY OF THE FIRST PART SHALL WELL AND TRULY KEEP AND PERFORM THE COVENANTS AND OBLIGATIONS HEREIN CONTAINED, IT MAY AND SHALL REMAIN IN POSSESSION AND ENJOYMENT OF SAID PREMISES, FOR THE USES AND PURPOSES OF THE EVANGELICAL CONGREGATIONAL CHURCH AFORESAID, AS FREELY AND FULLY AS IF THESE PRESENTS HAD NOT BEEN EXECUTED; AND FURTHER, THAT ON THE PAYMENT TO THE PARTY OF THE SECOND PART, ITS SUCCESSORS OR ASSIGNS, OF THE ENTIRE SUM SECURED BY THESE PRESENTS, AND ON PERFORMANCE OF ALL THE COVENANTS AND AGREEMENTS HEREIN CONTAINED, THEN THESE PRESENTS AND THE ESTATE HEREBY GRANTED SHALL CEASE, DETERMINE AND BE VOID. FURTHER PROVIDED, HOWEVER, AND THE PARTY OF THE FIRST PART DOETH HEREBY COVENANT AND AGREE WITH THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, THAT IF DEFAULT BE MADE IN THE PAYMENT OF THE SAID SUM OF MONEY ABOVE MENTIONED OR ANY PART THEREOF AS HEREINBEFORE PROVIDED, OR IN CASE THE PARTY OF THE FIRST PART OR THE CHURCH IN CONNECTION WITH WHICH IT IS ORGANIZED SHALL CEASE TO BE AN EVANGELICAL CONGREGATIONAL CHURCH, OR SHALL FOR THE SPACE OF ONE YEAR SUSPEND PUBLIC WORSHIP IN THE HOUSE AFORESAID, OR SHALL CEASE TO EXIST IN ITS CORPORATE CAPACITY, OR SHALL BY DEED, MORTGAGE OR OTHERWISE ALIENATE, ENCUMBER OR ALLOW TO BE ALIENATED OR ENCUMBERED SAID HOUSE OF WORSHIP, OR ANY PORTION OF THE PREMISES HEREINBEFORE DESCRIBED, OR SHALL FAIL TO KEEP OR PERFORM ANY OF THE COVENANTS OR AGREEMENTS HEREINBEFORE PROVIDED, THEN IN THAT CASE THE WHOLE AMOUNT SECURED BY THESE PRESENTS WITH INTEREST FROM THE DATE HEREOF, BE AND BECOME IMMEDIATELY DUE AND PAYABLE AND SHALL BE PAID BY THE PARTY OF THE FIRST PART TO THE PARTY OF THE SECOND PART, ITS SUCCESSORS OR ASSIGNS, WITHOUT FURTHER NOTICE OR DEMAND; AND IN DEFAULT OF SUCH PAYMENT IT SHALL BE LAWFUL FOR THE PARTY OF THE SECOND PART, ITS SUCCESSORS OR ASSIGNS, TO ENTER INTO AND UPON ALL AND SINGULAR THE PREMISES HEREBY GRANTED, OR INTENDED SO TO BE, AND TO SELL AND DISPOSE OF THE SAME, AND ALL BENEFIT AND EQUITY OF REDEMPTION OF THE PARTY OF THE FIRST PART, ITS SUCCESSORS OR ASSIGNS, THEREIN, AT PUBLIC AUCTION, AND AS THE ATTORNEY FOR THE PARTY OF THE FIRST PART, FOR THAT PURPOSE BY THESE PRESENTS DULY AUTHORIZED, CONSTITUTED AND APPOINTED, TO MAKE AND DELIVER TO THE PURCHASER OR PURCHASERS THEREOF, A GOOD AND SUFFICIENT DEED OR DEEDS OF CONVEYANCE IN THE LAW FOR THE SAME, IN FEE SIMPLE, AND OUT OF THE MONEY ARISING FROM SUCH SALE TO RETAIN THE AMOUNT ABOVE MENTIONED, TOGETHER WITH INSURANCE PREMIUMS, IF ANY, AS AFORESAID, AND TOGETHER WITH THE COSTS AND CHARGES OF ADVERTISEMENT AND SALE OF THE SAID PREMISES, AND ALL EXPENSES OF FORECLOSURE, RENDERING THE OVERPLUS OF THE PURCHASE MONEY (IF ANY) UNTO THE PARTY OF THE FIRST PART, ITS SUCCESSORS AND ASSIGNS, WHICH SALE SO TO BE MADE, SHALL FOREVER BE A