

OR COMPANIES AS THE MORTGAGEE MAY DESIGNATE AND WILL HAVE ALL POLICIES OF INSURANCE ON SAID PROPERTY MADE PAYABLE TO SAID MORTGAGEE AS INTEREST MAY APPEAR, AND WILL DELIVER ALL POLICIES OF INSURANCE ON SAID PREMISES TO SAID MORTGAGEE AS SOON AS INSURED; THAT THEY WILL KEEP THE BUILDINGS AND IMPROVEMENTS ON SAID PREMISES IN GOOD REPAIR AND WILL NOT COMMIT OR SUFFER ANY WASTE OF SAID PREMISES.

NOW, THEREFORE, IF SAID MORTGAGORS SHALL KEEP AND PERFORM THE COVENANTS HEREIN CONTAINED AND SHALL PAY SAID NOTE ACCORDING TO THE TERMS, THIS CONVEYANCE SHALL BE VOID, BUT OTHERWISE SHALL REMAIN IN FULL FORCE AS A MORTGAGE TO SECURE THE PERFORMANCE OF ALL OF SAID COVENANTS AND THE PAYMENT OF SAID NOTE; IT BEING AGREED THAT A FAILURE TO PERFORM ANY COVENANT HEREIN SHALL CAUSE ALL OF THE WHOLE AMOUNT UNPAID ON SAID NOTE OR ON THIS MORTGAGE TO BECOME AT ONCE DUE AND PAYABLE, AND THIS MORTGAGE MAY BE FORECLOSED AT ANY TIME THEREAFTER. AND IF THE MORTGAGORS SHALL FAIL TO PAY ANY TAXES OR CHARGES OF ANY LIEN, ENCUMBRANCE OR INSURANCE PREMIUM AS ABOVE PROVIDED FOR, THE MORTGAGEE MAY AT HIS OPTION DO SO, AND ANY PAYMENT SO MADE SHALL BE ADDED TO AND BECOME A PART OF THE DEBT SECURED BY THIS MORTGAGE, AND SHALL BE BEAR INTEREST AT THE SAME RATE AS SAID NOTE, WITHOUT WAIVER, HOWEVER, OF ANY RIGHT ARISING TO THE MORTGAGEE FOR BREACH OF COVENANT. AND IF SUIT BE COMMENCED TO FORECLOSE THIS MORTGAGE, THE ATTORNEY'S FEES PROVIDED FOR IN SAID NOTE SHALL BE INCLUDED IN THE LIEN OF THIS MORTGAGE. THE MORTGAGORS DO NOT 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.

EACH AND ALL OF THE COVENANTS AND AGREEMENTS HEREIN CONTAINED SHALL APPLY TO AND BIND THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS OF SAID MORTGAGORS AND THE SUCCESSORS AND ASSIGNS OF SAID MORTGAGEE RESPECTIVELY.

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

EXECUTED IN THE PRESENCE OF

J. WESLEY PRICE

L. J. ROBINSON

C. A. HINES (SEAL)

ELIZABETH G. HINES (SEAL)

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

THIS CERTIFIES THAT ON THIS 1ST DAY OF NOVEMBER, 1922, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED C. A. HINES AND ELIZABETH G. HINES WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

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

(NOTARIAL)
(SEAL)

LEVI J. ROBINSON
NOTARY PUBLIC FOR OREGON.
MY COMMISSION EXPIRES JULY 28" 1923

FILED FOR RECORD JANUARY 5, 1923, AT 8-30 A.M. BY MOORE & ROBINSON.

Eddy P. Mitchell
COUNTY AUDITOR.