

AND THE PAYMENT OF THIS NOTE SHALL RENDER VOID THIS CONVEYANCE; BUT IN CASE DEFAULT IS MADE IN THE PAYMENT OF THE PRINCIPAL OR INTEREST AS IN SAID NOTE EXPRESSED, WHEN EITHER PRINCIPAL OR INTEREST SHALL BECOME DUE, THEN THE WHOLE SUM, BOTH THE PRINCIPAL AND INTEREST ACCRUED AT THE TIME DEFAULT IS MADE, SHALL IMMEDIATELY BECOME DUE AND PAYABLE, AND THE PARTY OF THE SECOND PART MAY FORECLOSE THIS MORTGAGE AT ANY TIME THEREAFTER. AND THE PARTY OF THE FIRST PART COVENANTS TO PAY THE SUMS AND INTEREST NAMED IN SAID NOTE. AND IT IS FURTHER EXPRESSLY AGREED BETWEEN THE PARTIES TO THIS MORTGAGE THAT IF THE PARTY OF THE SECOND PART IS COMPELLED TO FORECLOSE THIS MORTGAGE, BY REASON OF THE NON-PAYMENT OF SAID NOTE, OR ANY PORTION THEREOF, THEN IN ADDITION TO THE SUM FOUND DUE AT THE TIME OF SUCH FORECLOSURE, IT SHALL BE ENTITLED TO RECOVER SUCH SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES IN SAID SUIT OR ACTION, IN ADDITION TO COSTS AND DISBURSEMENTS ALLOWED BY THE CODE OF CIVIL PROCEDURE AND THE COURT MAKING THE DECREE OF FORECLOSURE IS AUTHORIZED TO INCLUDE IN SUCH DECREE THE SUM AFORESAID, UPON DEMAND OF THE PLAINTIFF IN SUCH FORECLOSURE SUIT.

A FURTHER CONDITION OF THIS MORTGAGE IS THAT THE FIRST PARTY AGREES TO PROPERLY CULTIVATE, PRUNE, SPRAY, AND TAKE CARE OF THE FRUIT TREES NOW ON SAID LAND OR WHICH MAY BE PUT THERE HEREAFTER BY SAID FIRST PARTY OR HER SUCCESSORS IN INTEREST, AND GENERALLY MAINTAIN THE CULTIVATED LAND ON SAID PREMISES DURING THE LIFE OF THIS MORTGAGE IN A GOOD HUSBANDLIKE MANNER AND AS GENERALLY PRACTICED AMONG THE BEST KNOWN FRUIT GROWERS AND FARMERS OF THE DISTRICT, KEEPING THE LAND AND TREES IN GOOD CONDITION AND FREE FROM PESTS. A FAILURE TO COMPLY WITH THIS CONDITION SHALL BE DEEMED A FAILURE TO COMPLY WITH THE COVENANTS OF THIS MORTGAGE AND SHALL ENTITLE THE SECOND PARTY TO THE RIGHT TO FORECLOSE, THE SAME AS IF DEFAULT SHOULD HAVE BEEN MADE IN THE PAYMENT OF PRINCIPAL OR INTEREST HEREUNDER.

IN WITNESS WHEREOF, I THE SAID PARTY OF THE FIRST PART HAS HEREUNTO SET HER HAND AND SEAL THE DAY AND YEAR FIRST ABOVEWRITTEN.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

AVERY R. HAYES

MARY FLORENCE COLLINS (SEAL)

GEO W. COLLINS

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

THIS CERTIFIES THAT ON THIS 6TH DAY OF MAY A.D. 1923 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED MARY FLORENCE COLLINS, 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 NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

(NOTARIAL)  
(SEAL)

AVERY R. HAYES  
NOTARY PUBLIC FOR WASHINGTON.  
RESIDING AT WHITE SALMON  
COMM. EXPIRES NOV. 23, 1923.

FILED FOR RECORD MAY 7, 1923, AT 8-30 A.M. BY OREGON CITY ABSTRACT CO.

*W. A. Mitchell*  
COUNTY AUDITOR  
By *E. J. Mitchell*  
DEPUTY