

THAT IT WILL PAY ALL TAXES AND ASSESSMENTS THAT MAY BE LEVIED OR ASSESSED ON SAID PREMISES AND ALL TAXES THAT MAY BE LEVIED OR ASSESSED TO THE HOLDER OF SAID NOTE ON ACCOUNT THEREOF, AT LEAST TEN DAYS BEFORE THEY BECOME DELINQUENT;

NOW, THEREFORE, IF THE SAID MORTGAGOR SHALL PAY ALL AND EVERY SUM OF MONEY SPECIFIED IN SAID NOTE, AND SHALL IN ALL OTHER RESPECTS FULLY CARRY OUT AND COMPLY WITH THE COVENANTS HEREINBEFORE SET FORTH AND ENUMERATED, THIS CONVEYANCE SHALL BE VOID. BUT IF SAID MORTGAGOR SHALL FAIL TO PAY ANY OF SAID SUMS OF MONEY AS SPECIFIED, OR IN ANY OTHER RESPECT SHALL FAIL TO COMPLY WITH ANY OF THE COVENANTS HEREINBEFORE SET FORTH, THEN, AS OFTEN AS SUCH FAILURE OF PAYMENT OR BREACH OF COVENANT SHALL OCCUR, THE SAID MORTGAGEE, OR HIS SUCCESSORS, LEGAL REPRESENTATIVES, HEIRS, OR ASSIGNS, MAY AT ANY TIME THEREAFTER DECLARE THE WHOLE OF THE PRINCIPAL SUM, OR SO MUCH THEREOF, AS AT THE TIME OF SUCH DECLARATION MAY REMAIN UNPAID, WITH ALL UNPAID INTEREST ACCRUED THEREON, TOGETHER WITH ALL SUMS WITH INTEREST ACCRUED THEREUPON PAID BY SAID MORTGAGEE UNDER ANY AGREEMENT CONTAINED IN THIS MORTGAGE, TO BE AT ONCE DUE AND PAYABLE AND THE SAID MORTGAGEE, HIS SUCCESSORS, LEGAL REPRESENTATIVES, HEIRS OR ASSIGNS, MAY, AT ANY TIME AFTER SUCH FAILURE OF PAYMENT OR BREACH OF COVENANT AS AFORESAID, PROCEED TO FORECLOSE THIS MORTGAGE TO COMPEL PAYMENT TO BE MADE OF THE FULL AMOUNT DUE AND PAYABLE.

IT IS FURTHER EXPRESSLY AGREED: THAT SHOULD THE SAID MORTGAGOR FAIL TO MAKE PAYMENT OF ANY TAXES, INSURANCE PREMIUMS, OR OTHER CHARGES PAYABLE BY IT AS HEREINBEFORE AGREED, OR SUFFER SAID PREMISES TO BECOME SUBJECT TO ANY LIEN OR INCUMBRANCE HAVING PRECEDENCE TO THIS MORTGAGE, AS HEREINBEFORE PROVIDED AGAINST, THE SAID MORTGAGEE MAY, AT ITS OPTION MAKE PAYMENT THEREOF, AND THE AMOUNT SO PAID, WITH INTEREST THEREON AT EIGHT PER CENTUM PER ANNUM, SHALL BE ADDED TO AND BECOME A PART OF THE DEBT SECURED BY THIS MORTGAGE, WITHOUT WAIVER, HOWEVER, OF ANY RIGHTS OF SAID MORTGAGEE ARISING FROM BREACH OF ANY OF SAID COVENANTS;

THAT IN CASE OF BRINGING SUIT TO FORECLOSE THIS MORTGAGE, THE COURT MAY, ON THE MOTION OF THE MORTGAGEE, OR HIS SUCCESSORS, LEGAL REPRESENTATIVES, HEIRS OR ASSIGNS, APPOINT A RECEIVER TO TAKE CHARGE OF SAID PREMISES AND TO COLLECT THE RENTS AND PROFITS ARISING THEREFROM DURING THE PENDENCY OF SUCH SUIT AND UNTIL THE RIGHT OF REDEMPTION EXPIRES, AND SUCH RENTS AND PROFITS SHALL BE APPLIED IN PAYMENT PRO-TANTO OF THE AMOUNT DUE UNDER THIS MORTGAGE;

AND THAT IN THE EVENT SUIT IS INSTITUTED TO EFFECT SUCH FORECLOSURE, THE SAID MORTGAGEE, ITS SUCCESSORS, LEGAL REPRESENTATIVES, HEIRS OR ASSIGNS, MAY RECOVER THEREIN AS ATTORNEY'S FEES SUCH SUM AS THE COURT MAY ADJUDGE REASONABLE IN ADDITION TO THE COSTS AND DISBURSEMENTS ALLOWED BY THE CODE OF CIVIL PROCEDURE.

IN TESTIMONY WHEREOF, THE SAID MORTGAGOR PURSUANT TO A RESOLUTION OF ITS BOARD OF DIRECTORS DULY ADOPTED, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL AFFIXED THIS 12TH DAY OF MARCH, 1924. EXECUTED IN THE PRESENCE OF

RUSSELL W. SEWALL

MILDRED A. PEGG

(CORPORATE)
(SEAL)

STATE OF OREGON,

COUNTY OF MULTNOMAH.

} ss.

THE DIAMOND "L" LUMBER COMPANY, (SEAL)

BY SAM SAMSON

PRESIDENT.

BY A. L. ORSEN

SECRETARY.

ON THIS 12TH DAY OF MARCH, 1924, BEFORE ME APPEARED SAM SAMSON AND A. L. ORSEN, BOTH TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN DID SAY THAT HE, THE SAID SAM SAMSON IS THE PRESIDENT