

paid. And the party of the second part, as part of the consideration, agrees to assume and to pay that certain mortgage heretofore made by the grantors herein to the Federal Land Bank of Spokane in the sum of Five Hundred Dollars (\$500.00), which said mortgage is dated January 27, 1919, filed for record on February 6th, 1919 and recorded in Book "Q" of Mortgages, Page 70, records of the office of the Auditor of Skamania County, Washington, together with all sums due and to become due thereon, and in addition thereto agrees to pay all taxes and other public charges which may hereafter be assessed or become liens upon said property promptly before delinquency and that he will keep the dwelling house now upon said premises insured against fire in the sum of \$260.00 in some fire insurance company satisfactory to the parties of the first part, with loss, if any, payable to said parties of the first part, as their interest may appear. All of which payments said party of the second part hereby agrees to make as above propided with semi-annual interest on said deferred payments due and to become due the parties of the first part payable on the 6th day of September and 6th of March of each year until the full amount of said deferred payments has been fully paid, said interest to be at the rate of six percent. per annum.

And the said parties of the first part agree that when full payment shall have been received as herein provided, they will cause to be executed and delivered, at their own expense, a good and sufficient Warranty Deed conveying the property aforesaid to the party of the second part, his heirs and assigns, forever, clear and free of all encumbrances save and except the mortgage to the Federal Land Bank of Spokane as hereinabove mentioned.

And it is understood and agreed between the parties hereto that time is of the essence of this contract and in case the party of the second part shall fail to make the payments above named and each and every one of them punctually within thirty days of the time limit thereof or shall fail to keep any of the agreements herein contained, then this contract shall, at the option of the parties of the first part, become null and void and all rights created or then existing in favor of the second party as against the parties of the first part hereto or to any payments theretofore made herein shall utterly cease and determine and the right to the possession of the property hereinabove described and any other rights acquired by the party of the second part thereto shall revert to and revest in said parties of the first part without any act of re-entry or any other act to be performed and without any right of said party of the second part of return, reclamation or compensation for moneys paid or received on account of the proposed purchase or sale of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to the said parties of the first part as the agreed reasonable rental for said premises up to the time of such default, and the said parties of the first part shall, in case of such default, have the right immediately or at any time thereafter to enter upon the land aforesaid without any process of law and to take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.