

MORTGAGE RECORD S
SKAMANIA COUNTY, WASHINGTON

PIONEER INC., TACOMA-127882

JONES, BURKE LEAF, PAT. FEB. 7, 1905

STANDARD.

THIS CONVEYANCE IS ALSO INTENDED IN LIKE MANNER TO SECURE ALL COSTS, ATTORNEY'S FEES, INSURANCE AND ADVANCES WHICH SHALL PROPERLY ACCRUE, BE ALLOWED, OR MADE HEREUNDER, TOGETHER WITH INTEREST THEREON AS HEREIN PROVIDED, AND ALSO TO SECURE PERFORMANCE OF ALL THE AGREEMENTS HEREIN CONTAINED.

IF SAID NOTES AND INTEREST THEREON SHALL BE PAID AS PROVIDED THEREIN, AND IF ALL THE AGREEMENTS HEREIN CONTAINED SHALL BE KEPT AND PERFORMED, THEN THESE PRESENTS SHALL BE VOID, BUT OTHERWISE SHALL REMAIN IN FULL FORCE AND EFFECT.

THE MORTGAGOR HEREBY AGREES (UNTIL FULL SATISFACTION OF THIS MORTGAGE); TO PAY ALL TAXES AND ASSESSMENTS UPON SAID PROPERTY OR UPON THIS MORTGAGE OR UPON THE NOTES OR INDEBTEDNESS SECURED HEREBY, AT LEAST TEN DAYS BEFORE DELINQUENCY, AND ALSO TO PAY ALL LIENS UPON SAID PROPERTY FOR LABOR OR MATERIAL WITHIN THIRTY DAYS AFTER THE SAME SHALL BE FILED;

TO KEEP ALL BUILDINGS UPON SAID PREMISES INSURED AGAINST FIRE TO THE EXTENT OF EIGHTEEN HUNDRED DOLLARS IN A COMPANY OR COMPANIES ^{ACCEPT}ABLE TO AND FOR THE BENEFIT OF THE MORTGAGEE; AND TO DELIVER THE POLICIES AND RENEWALS THEREFOR, TO THE MORTGAGEE;

TO KEEP ALL IMPROVEMENTS UPON SAID PROPERTY IN GOOD CONDITION AND REPAIR, AND NEITHER COMMIT NOR SUFFER ANY WASTE UPON SAID PROPERTY;

THAT IF DEFAULT BE MADE IN ANY PAYMENT OR AGREEMENT HEREUNDER, THE MORTGAGEE OR ANY HOLDER OF ANY NOTE SECURED HEREBY, MAY MAKE ADVANCES THEREFOR. THE MORTGAGEE OR ANY HOLDER OF ANY NOTE SECURED HEREBY MAY ALSO TAKE ANY ACTION AND MAKE ANY ADVANCES AND PAY, SETTLE, COMPROMISE OR LITIGATE ANY LIEN OR CLAIM WHATSOEVER, AS IN HIS OR THEIR DISCRETION MAY SEEM NECESSARY FOR THE PROTECTION OF SAID PROPERTY OR OF ANY INDEBTEDNESS SECURED HEREBY. ALL ADVANCES FOR ANY OF SAID PURPOSES WITH INTEREST THEREON AT 8 PER CENT. PER ANNUM SHALL BECOME PART OF THE INDEBTEDNESS SECURED HEREBY, WITHOUT WAIVER OF ANY RIGHT ARISING FROM ANY DEFAULT HEREUNDER, AND SUCH AMOUNTS WITH INTEREST THEREON SHALL BE REPAID BEFORE ANY APPLICATION UPON THE NOTES SECURED HEREBY.

THAT IF ANY DEFAULT BE MADE, IN THE PAYMENT OF ANY INTEREST OR PRINCIPAL AS THEY SEVERALLY BECOME DUE, OR IN THE PERFORMANCE OF ANY AGREEMENT OF THIS MORTGAGE, THEN THE NOTE SECURED HEREBY SHALL, AT THE ELECTION OF THE HOLDER THEREOF, BECOME IMMEDIATELY DUE AND PAYABLE WITHOUT DEMAND OR NOTICE (TIME BEING OF THE ESSENCE HEREOF) AND THIS MORTGAGE MAY THEN BE FORECLOSED ACCORDING TO LAW, AND A RECEIVER FOR SAID PROPERTY, WITH USUAL POWERS, MAY BE APPOINTED WITHOUT NOTICE, FORTHWITH UPON THE FILING OF THE COMPLAINT OR ANY TIME THEREAFTER.

THAT IN ANY FORECLOSURE OF THIS MORTGAGE OR ACTION THEREFORE, THE MORTGAGOR WILL PAY (IN ADDITION TO THE COSTS AND FEES ALLOWED BY STATUTE) THE SUM OF THAT THE COURT MAY ADJUDGE REASONABLE DOLLARS AS ATTORNEY'S FEES FOR THE BENEFIT OF THE PLAINTIFF, WHICH SHALL BE A LIEN ON SAID PROPERTY, DUE AND PAYABLE WHEN ACTION IS COMMENCED AND ENFORCEABLE IN SUCH ACTION;

THAT IN ANY FORECLOSURE OF THIS MORTGAGE, THE MORTGAGEE SHALL BE ENTITLED TO DEFICIENCY JUDGMENT AGAINST THE MAKERS OF SAID NOTES FOR ANY BALANCE OF JUDGMENT, INTEREST AND COSTS THAT MAY REMAIN UNSATISFIED AFTER SALE OF SAID PROPERTY;

IN WITNESS WHEREOF, THE SAID MORTGAGOR HAS HEREUNTO SET HIS HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED IN
PRESENCE OF

H. C. BRADLEY

MONROE VALLETT (SEAL)