

MORTGAGE RECORD S
SKAMANIA COUNTY WASHINGTON

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continuance of the lien hereof, they will: pay when due all taxes, liens, judgments, assessments and charges of every kind and nature on or against the property hereby mortgaged or on any interest therein; keep the buildings now standing or which may hereafter be erected on the mortgaged premises insured against fire in a sum not less than five hundred dollars (\$500) in the name and with full contribution clause for the benefit of the Mortgagee as his interest may appear, in some one or more insurance companies acceptable to the Mortgagee, and keep on deposit with the Mortgagee the policy or policies of fire insurance, and an abstract of title or title insurance policy showing this mortgage to be a first lien on the property herein described; keep every part of the property hereby mortgaged and all improvements which now are or hereafter may be thereon free from all liens and incumbrances whatsoever that shall or may have precedence of or superiority to the lien hereof; keep all improvements which now are or hereafter may be on the mortgaged premises in good order and repair, and will not commit or suffer any waste thereof or of the mortgaged premises.

It is hereby further covenanted and agreed as follows:

1. That if the Mortgagors default in the due and punctual performance or observance of any of the covenants hereinbefore contained, the Mortgagee, in his discretion, may make such payments or disbursements as the Mortgagors, in the due and punctual performance or observance of said covenants, would be required to make, and all such sums shall be immediately repayable by the Mortgagors to the Mortgagee, with interest thereon at the rate of ten per cent a year until repaid, all in like gold coin as the principal hereof, and shall be secured by a lien of this instrument.

2. That in the event of any suit brought to enforce the lien of this instrument, as to the whole of any part of the mortgaged premises, or in the event of any suit brought to enforce any other lien thereon, to which suit or suits the Mortgagee may, by virtue of this mortgage, be made a party, or wherein he may, by virtue of this mortgage, properly intervene, or in any manner of his own motion become a party, a reasonable attorneys' fee for services performed for the Mortgagee in such suit and the reasonable cost of continuing the abstract of title or searching records, shall be payable by the Mortgagors to the Mortgagee, in like gold coin as the principal sum hereof, and shall be secured by the lien of this instrument.

3. That if at any time default be made in the due and punctual performance and observance of any covenant herein contained, except that for the payment of the principal sum of the note secured hereby, then and in that even the Mortgagee, at his election, without any notice, may declare the whole principal sum secured hereby due and payable, and thereupon such principal sum and the interest accrued thereon, shall become and be immediately due and payable.

4. That the omission by the Mortgagee to exercise any option hereunder shall not preclude him from the exercise thereof at any subsequent time or for any subsequent default.

5. The expression "Mortgagors" includes their heirs and assigns and the expressions "Mortgagee" includes the personal representatives and assigns of said J. W. Martin and all covenants herein by or on behalf of the Mortgagors shall bind their heirs, personal representatives and successors in interest and shall inure to the benefit of the successors in interest of the Mortgagee.

WITNESS the hands and seals of the Mortgagors the day and year first above written.

M. T. Borden (SEAL)

Irene H. Borden (SEAL)

In the Presence of:

Glenn E. Husted

Elaine Sigsbee