

ors, said principal and interest being payable at the main office of the mortgagee at Camas, Washington, in equal installments of fifteen and 70/100 Dollars (\$15.70) on or before the 10th. day of each and every month until paid, commencing with the month of May, 1929. The mortgagors agree to pay, when due, all taxes and assessments levied upon said premises, and to furnish to the mortgagee satisfactory evidence of the payment of the same not less than twenty days before the same shall become delinquent; to keep said premises free and clear of all liens and encumbrances; to complete all buildings in the course of construction or about to be constructed thereon within six months from the date hereof; to keep the buildings thereon in good repair and continuously insured in^a company named by the mortgagee in a sum not less than \$500.00, which policy or policies of insurance shall be deposited with the mortgagee and contain the standard mortgage clause in favor of the mortgagee, its successors or assigns. The mortgagors hereby assigns and transfers to the mortgagee all right and interest in all policies of insurance carried upon said property, and in case of loss or damage to the property insured which is covered by said policies or any of them, the mortgagors hereby constitutes and appoints the mortgagee as their agent to settle and adjust such loss or damage and apply the proceeds or so much thereof as may be necessary in the payment of such indebtedness.

In case the mortgagors shall fail to keep any of the foregoing covenants, the mortgagee at its option may carry out the same, and all expenditures made by it in so doing, together with the interest thereon at the highest rate which may legally be contracted for, shall be repaid to it by the mortgagors on demand, and shall be secured by this mortgage.

Time is material and of the essence thereof, and if default be made in the payment of any of the installments of the debt hereby secured, or in any of the covenants herein contained, or if any law shall be passed imposing on the mortgagee the payment of the whole or any part of the taxes or assessments which the mortgagor herein agree to pay, or if any court of competent jurisdiction shall render a decision that the mortgagors' undertaking hereunder to pay any and all of said taxes or assessments is legally inoperative, then, in any such case, the balance of unpaid principal with accrued interest and all other indebtedness hereby secured, shall, at the election of the mortgagee, become immediately due without notice, and this mortgage may be foreclosed.

In any suit to foreclose this mortgage, or in any suit which the mortgagee finds it expedient to defend to protect the lien hereof, the mortgagors agree to pay a reasonable sum as attorney's fees and further agree to pay such reasonable costs of searching records and abstracting the same as may necessarily be incurred in foreclosing this mortgage or defending same, which sums shall be secured hereby and included in the decree of foreclosure.

In case of foreclosure, the mortgagors hereby expressly waive any claim of homestead and all right to possession of the premises during the period allowed by law for redemption.

The mortgagors consent to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale of said property.

Each of the covenants and agreements herein shall be binding upon all successors in interest of each of the mortgagors, and each shall inure to the benefit of any successors or interest of the mortgagee.

Dated this 13 day of Apr. A.D. 1929