

pay before delinquency all lawful taxes and assessments upon said lands and keep the same free of all ^{other} encumbrances which impair the mortgagees security; keep the buildings thereon in good repair and continuously insured by some responsible insurance ^{or companies} company, to be designated by the mortgagor for at least Fifteen Hundred and no/100 dollars for the mortgagees protection, and cause all insurance policies to be endorsed and delivered to the mortgagee.

Should the mortgagors fail to keep any of the foregoing covenants, then the mortgagee may perform them without waiving any other right or remedy herein given for any such ~~breach~~ breach; and all expenditures in that behalf shall be secured by this mortgage, and bear interest at the rate of ten per cent per annum, and be repayable by the mortgagors on demand.

In case of default in the payment of any installment of said debt or of any breach of any of the covenants herein contained, then the entire debt hereby secured shall, at the mortgagees option become immediately due without notice, and this mortgage may be foreclosed. Any installments not paid when due shall bear interest at the rate of ten per cent per annum until paid and shall be secured hereby.

The mortgagor shall pay the mortgagee a reasonable sum as attorneys fees in any suit that may be lawfully brought for the foreclosure of this mortgage, and ⁱⁿ any suit which the mortgagee, to protect the lien hereof is obliged to defend; and shall pay such reasonable costs of searching records and abstracting the same as may be necessarily be incurred in foreclosing this mortgage or defending the same, which sum shall be secured hereby and ~~may~~ may be included in the decree of the foreclosure.

The mortgagors consents to a personal ^{deficiency} judgement for any part of the debt hereby secured which shall not be paid by the sale of said property.

The mortgagors, their grantees or assigns expressly waive any and all exemptions allowed by law, including homestead right, and agree to give the mortgagee, or its assigns immediate possession of the property upon the issuance of a Sheriffs Certificate of Purchase, and ^{that} in event of sale, or assignment of said property by the mortgagor, that the grantee or vendee must assume and agree to pay this mortgage, and in the event it is not done the whole of said mortgage shall at once become due and payable at the option of the mortgagee.

Dated at Vancouver, Washington September 23rd, 1930 A.D.

Witness : Raymond C. Sly

Herbert A. Miller
Bessie J. Miller

State of Washington {
County of Skamania { ss

This is to certify that on this 23rd day of September A.D. 1930 before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn personally, appeared Herbert A. Miller and Bessie J. Miller his wife to me known to be the individuals described in and who executed the within instrument, ^{and sealed} and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS, my hand and seal the day and year first this my certificate first above written
(Notarial Seal)

Raymond C. Sly
Notary Public in and for the state of
Washington residing at Stevenson.

Filed for record Sept 24th, 1930 at 3:00 P.M.

A. C. Chasen
Auditor.