

on the premises insured in favor of the mortgagees against loss or damage by fire in the sum of \$_____ in such company or companies as the mortgagees may designate, and will have all policies of insurance on said property made payable to the mortgagees as their interest may appear and will deliver all policies of insurance on said premises to the mortgagees as soon as assured; that they will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises. Now, therefore, if said mortgagors shall keep and perform the covenants ^{herein contained} and shall pay said note according to the terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if proceeding of any kind be taken to foreclose any lien on said premises or any part thereof the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagors shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagees may at their option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagee for any breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagees at any time while the mortgagors neglect to ^{re} pay any sums so paid by the mortgagees. And if suit be commenced to foreclose this mortgage, the attorney's fees provided for in said note shall be included in the lien of this mortgage.

In case suit or action is commenced to foreclose this mortgage, the Court may upon motion of the mortgagees, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same to the payment of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagors and of said mortgagees respectively.

IN WITNESS WHEREOF said mortgagors have hereunto set their hands and seals the day and year first above written.

Executed in the presence of

J. D. Clifton

Fred Lawson

C. S. Morgan (Seal)

Mary Morgan (Seal)

STATE OF OREGON,)
County of Multnomah) ss.

BE IT REMEMBERED, That on this 8th day of November, A. D. 1930 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named C. S. Morgan and Mary Morgan, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written.

(Notarial Seal)

Marie Julien
Notary Public for the State of Oregon.
My Commission Expires May 1, 1933.

Filed for record Nov. 12, 1930,
at 8:15 A. M.

G C Chesser
Auditor