

nants hereof, including the payment of a promissory note, of which the following is a substantial copy, to-wit:

\$700.00

Portland, Oregon, January 14, 1931.

One year after date, without grace, I promise to pay to the order of Conrad Rindlaub, at Portland, Oregon, Seven Hundred and no/100 Dollars in Gold Coin of the United States of America, of the present standard value, with interest thereon in like Gold Coin at the rate of eight per cent per annum from date until paid, for value received. Interest to be paid semi-annually, and if not so paid, the whole sum of both principal and interest to become immediately due and collectible, at the option of the holder of this note. And in case suit or action is instituted to collect this note, or any portion thereof, I promise and agree to pay in addition to the costs and disbursements provided by statute, such additional sum, in like Gold Coin, as the Court may adjudge reasonable, for attorney's fees to be allowed in said suit or action.

Frank H. Reynolds
Alice T. Reynolds.

And said mortgagors covenant to and with the mortgagee that the mortgagors are lawfully seized of a valid unincumbered title in fee simple to said premises and will Warrant and forever defend the same against all persons whomsoever; that they will pay said note, principal and interest, according to the terms thereof; that they will pay all taxes, assessments and other charges of every nature which have been or may be levied or assessed against said property, or any part thereof, when due and before the same become delinquent; that they will pay all taxes, both Federal and state, which shall be levied against said note or this mortgage, or against the holder thereof on account of said note or this mortgage promptly when due and before the same becomes delinquent; that they will keep said premises free from all liens or incumbrances of any kind that might have precedence over this mortgage; that a satisfactory abstract of title or title insurance policy covering said property will be left with the mortgagee until the debt secured by this mortgage is paid in full; that in case suit or action is commenced to foreclose this mortgage, the mortgagors will pay, in addition to the costs and disbursements provided by statute, such additional sum as the court may adjudge reasonable for plaintiff's attorney's fees to be allowed in said suit; that he will keep the buildings and improvements on said premises in good repair and will not permit or suffer any waste to be committed on said premises; that if any building or buildings on said premises shall remain unoccupied for the space of twenty days the mortgagee, or his agent may, with or without the appointment of a receiver, immediately take possession of said premises and lease the same upon such terms as to him or them may seem best, and collect the rents, and keep the premises in repair, and the amount so collected, less the amount expended for repairs and expenses of renting and the care of said property may be applied by the holder of this mortgage upon the payment of the amount owing to the holder of this mortgage; that he will keep the buildings now on, or which may hereafter be erected on, said premises insured against loss or damage by fire in the sum of \$_____ with loss, if any, payable to the mortgagee in _____ or such other company as the mortgagee shall designate, and leave all policies in the possession of the mortgagee, and at least ten days before the expiration of any fire policy on said premises, procure a renewal thereof, and a failure so to do will authorize the mortgagee, or his agent, to procure such insurance; that he will pay promptly when due all insurance premiums necessary to keep said property fully insured as above provided.

But if the said mortgagors shall fail to keep and perform any one or more of the foregoing covenants, then the mortgagee may pay any sum or sums which in his judgment are required to protect said property and preserve the priority of this mortgage, and all sums so