

PAYABLE AND BEFORE THE SAME BECOME DELINQUENT PAY ALL TAXES AND ASSESSMENTS, RATES AND CHARGES, MECHANICS OR OTHER LIENS OF EVERY NATURE WHICH SHALL BE LEVIED OR IMPOSED UPON SAID PROPERTY OR ON ACCOUNT OF THIS MORTGAGE OR THE INDEBTEDNESS SECURED HEREBY OR UPON THE INTEREST OR ESTATE IN SAID PROPERTY REPRESENTED BY THIS MORTGAGE WHETHER LEVIED OR IMPOSED AGAINST THE SAID MORTGAGOR, AND THE MORTGAGOR HEREBY WAIVES ANY AND ALL CLAIM TO RIGHT AGAINST SAID TRUSTEE, ITS SUCCESSORS OR ASSIGNS OR THEIR SUCCESSORS IN TRUST TO ANY PAYMENT OR REBATE ON OR OFFSET AGAINST THE PRINCIPAL OR INTEREST OF SAID INDEBTEDNESS BY REASON OF THE PAYMENT OF ANY OF SAID TAXES, ASSESSMENTS, RATES, CHARGES OR LABOR OR MECHANICS LIENS.

3. THAT THE SAID MORTGAGOR WILL KEEP ALL DESTRUCTIBLE PROPERTY DESCRIBED IN THIS MORTGAGE OR SITUATE ON THE LANDS DESCRIBED HEREIN INSURED AGAINST LOSS OR DAMAGE BY FIRE IN RESPONSIBLE INSURANCE COMPANIES AS PROVIDED IN ITS FIRST MORTGAGE AND DEED OF TRUST BEARING DATE THE 1ST DAY OF OCTOBER, 1925, AND DULY RECORDED IN THE OFFICE OF THE RECORDER OF CONVEYANCES OF HOOD RIVER COUNTY, OREGON, IN BOOK 18 OF MORTGAGE RECORDS AT PAGE 167 THEREOF, AND LIKEWISE RECORDED IN THE OFFICE OF THE COUNTY AUDITOR OF SKAMANIA COUNTY, WASHINGTON, IN BOOK R OF MORTGAGE RECORDS AT PAGE 342 - 354 THEREOF.

4. IF SAID MORTGAGOR SHALL MAKE DEFAULT IN THE PAYMENT OF THE AFORESAID TAXES, ASSESSMENTS, RATES, INTEREST, CHARGES, OR LABOR, MECHANICS OR OTHER LIENS OR IN PROCURING AND MAINTAINING INSURANCE AS ABOVE COVENANTED, THE SAID TRUSTEE, ITS SUCCESSORS OR ASSIGNS MAY PAY SUCH TAXES, ASSESSMENTS, RATES, INTEREST AND CHARGES OR LABOR, MECHANICS, OR OTHER LIENS AND SECURE SUCH INSURANCE AND THE SUMS SO PAID SHALL BE A FURTHER LIEN ON THE AFORESAID PREMISES AND PROPERTY UNDER THIS MORTGAGE PRIOR AND SUPERIOR TO SAID BONDS AND COUPONS AND PAYABLE FORTHWITH WITH INTEREST AT THE RATE OF 8% PER ANNUM FROM THE DATE OF PAYMENT UNTIL PAID.

5. SHOULD DEFAULT BE MADE IN THE PAYMENT OF THE SAID PRINCIPAL SUM WHEN DUE OR OF ANY INSTALLMENT OF INTEREST WHEN THE SAME BECOMES DUE AND PAYABLE OR OF THE PRINCIPAL OR INTEREST ON THE PRIOR MORTGAGE HEREIN REFERRED TO OR OF ANY TAXES, ASSESSMENTS, RATES, RATES OR CHARGES OR OF ANY LABOR, MECHANICS OR OTHER LIENS OR OF ANY PREMIUMS FOR INSURANCE OR ANY PART THEREOF WHEN THE SAME ARE PAYABLE AS ABOVE PROVIDED AND SHOULD THE SAME OR ANY PART THEREOF REMAIN UNPAID FOR A PERIOD OF 30 DAYS AFTER THE SAME IS DUE THEN AND THENCEFORTH THE AFORESAID PRINCIPAL SUM WITH ALL ARREARAGE OF INTEREST SHALL AT THE OPTION OF SAID TRUSTEE, ITS SUCCESSORS OR ASSIGNS BECOME DUE AND PAYABLE THEREFROM AND THEREAFTER NOTWITHSTANDING THE PERIOD ABOVE LIMITED FOR THE PAYMENT OF THE SAME SHALL NOT THEN HAVE EXPIRED, ANYTHING HEREINBEFORE OR IN SAID BONDS CONTAINED TO THE CONTRARY THEREOF IN ANY WISE NOTWITHSTANDING.

6. ALL OF THE AFORESAID COVENANTS SHALL RUN WITH THE LAND.

7. THAT IF DEFAULT SHALL BE MADE IN THE PAYMENT OF THE PRINCIPAL OF SAID DEBENTURE BONDS OR THE INTEREST DUE THEREON OR ANY PART THEREOF AT THE TIME THE SAME SHALL BECOME DUE AND PAYABLE ACCORDING TO THE TERMS THEREOF, BY AND IN EITHER OF SAID EVENTS THE SAID TRUSTEE, ITS SUCCESSORS OR ASSIGNS IS HEREBY EMPOWERED TO FORECLOSE THIS MORTGAGE AND SELL SAID MORTGAGED PREMISES WITH ALL AND EVERY OF THE APPURTENANCES OR ANY PART THEREOF IN THE MANNER PRESCRIBED BY LAW AND USE OF THE MONEYS ARISING FROM SUCH SALE TO RETIRE THE SAID PRINCIPAL AND ALL INTEREST UP TO THE TIME OF SUCH SALE AND ALL SUMS PAID FOR TAXES OR OTHER ASSESSMENTS, ON SAID PREMISES OR SAID NOTE OR MORTGAGE AND ALL MONEYS PAID UNDER THE COVENANTS CONTAINED IN THIS MORTGAGE TOGETHER WITH INTEREST AS HEREIN PROVIDED, TOGETHER WITH THE COSTS AND CHARGES OF SUCH FORECLOSURE IN MAKING