

MORTGAGE RECORD T  
SKAMANIA COUNTY, WASHINGTON

of the buildings damaged or destroyed, may be applied by the mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

If any of the mortgaged property shall be taken under right of eminent domain, the mortgagee shall be entitled to receive all compensation for the portion taken and damages to the remaining portion, to be applied by the mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

Should the mortgagors be or become in default in any of the covenants or agreements herein contained, then the mortgagee (whether electing to declare the whole indebtedness hereby secured due and payable or not) may, at its option perform the same in whole or in part, and all expenditures made by the mortgagee in so doing shall draw interest at the rate of 8 per cent per annum, and all such expenditures shall be immediately repayable by the mortgagors without demand, and together with interest and costs accruing thereon, shall be secured by this mortgage.

Time is material and of the essence hereof; and in case of breach of any of the covenants or agreements hereof, or if default be made in the payment of any of the sums hereby secured, or if the whole or any portion of said loan shall be expended for purposes other than those specified in the original application therefor, except by the written permission of said mortgagee given before said expenditure is made or if title to said premises or any part thereof shall be acquired by any subsequent owner who does not assume the payment of the indebtedness secured hereby and the performance of the covenants and agreements hereof, or if said land or any portion thereof shall be hereafter included in any special assessment district, 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; but the failure of the mortgagee to exercise such option in any one or more instances shall not be considered as a waiver or relinquishment of the right to exercise such option in case of the same or any other default, but such option shall be and remain continuously in full force and effect during the continuance of any default or condition herein specified.

In case of any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which the mortgagee may be obliged to defend to effect or protect the lien hereof, the mortgagors agree to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agree to pay the reasonable costs of searching records and abstracting or insuring the title, and such sums shall be secured hereby and included in the decree of foreclosure.

(The following rider is attached to the instrument)

"The mortgagors hereby covenant and agree that whenever there are 10 or more borrowers (including the mortgagors) who have obtained from the mortgagee direct loans under the provisions of Section 7 of the Federal Farm Loan Act as amended, whose loans aggregate not less than \$20,000, and who reside in a locality which may, in the opinion of the Federal Land Bank Commissioner, be conveniently covered by the charter of and served by a national farm loan association, the mortgagors will unite with such other borrowers to form a national farm loan association; and that they, together with such other borrowers or any of them, will organize such association subject to the requirements and conditions specified in Section 7 of the Federal Farm Loan Act, as amended, so far as the same may be applicable, and in accordance with the rules and regulations of the Land Bank Commissioner.

This rider is attached to and made a part of mortgage executed this 1st day of February, 1934, by the undersigned to The Federal Land Bank of Spokane.