

MORTGAGE RECORD U

SKAMANIA COUNTY, WASHINGTON.

or any installment of principal or interest therein required to be paid, or in the performance of any of the covenants, stipulations or agreements herein contained, the Mortgagee shall be and is authorized, at its option and without notice to the Mortgagor, to declare the entire sum secured by this Mortgage due and payable and to foreclose this Mortgage and sell the property covered hereby in the manner provided by law, whether said promissory note or notes are due by lapse of time or not.

SECOND. That he will pay, when due and before the same become delinquent, all taxes assessments, charges, water rents or other municipal or governmental rates or charges, and all liens which may be lawfully assessed or created against said premises, and that he will immediately deliver the receipts therefor to the Mortgagee at its office; that he will also immediately pay or discharge any other lien or incumbrance upon said premises which may now or hereafter exist or attach thereto as a lien superior to this mortgage.

THIRD. That at all times during the existence of this Mortgage he will keep the building or buildings upon said premises in good order and repair and tenantable condition, and will promptly comply with any and all municipal and governmental rules and regulations with reference thereto; that in case said building or buildings, or any part thereof, are damaged or destroyed by any cause other than that covered by insurance, he will, at his own cost and expense, immediately reconstruct or repair the same so that when completed they shall be worth not less than the value thereof at the time of such damage.

FOURTH. That at all times during the existence of this Mortgage he will, at his own cost and expense, keep the building or buildings now or hereafter upon said premises, together with all fixtures and other personal property now or hereafter situate therein, which may be covered by the lien hereof, insured against loss by fire in one or more fire insurance companies satisfactory to or designated by the Mortgagee, in the aggregate amount of not less than \$1,000.; that the Mortgagee may at any time select and name the fire insurance company or companies in and by which any or all of said insurance shall be written and the failure of the Mortgagee to exercise this privilege at any time shall not constitute a waiver of its right to do so with reference to any renewals or other or additional insurance; that all policies of insurance upon said premises, now or hereafter existing, whether in excess of the sum herein stated or not, shall have attached thereto mortgage clauses in favor of the Mortgagee, in such form as it may prescribe, and shall be delivered to and retained by the Mortgagee during the existence of this Mortgage; that at least three days prior to the expiration of any policy or policies, he will deliver to the Mortgagee satisfactory renewals thereof and will accompany all insurance policies, whether renewals or not, with proper receipts showing the payment in full of the premiums therefor.

FIFTH. In case any bill or complaint is filed in a suit or action brought to foreclose this mortgage, the Court may, on motion of the Mortgagee, its successors or assigns, without respect to the condition of the property herein described, appoint a receiver to collect the rents and profits arising out of said premises and apply such rents and profits to the payment and satisfaction of the amount due under this Mortgage, first deducting all proper charges and expenses attending the execution of such trust.

SIXTH. That in case the Mortgagor shall fail, neglect or refuse to do or perform any of the acts or things herein required to be done or performed, the Mortgagee may, at its option, but without any obligation on its part so to do, and without waiver of such default, procure any insurance, pay any taxes or liens, make any repairs, pay any sums required to be paid and do and perform such other acts and things as may be required, and any expenses so incurred and any sums so paid shall be added to and become a part of the debt secured hereby and shall bear interest at the rate of eight per cent per annum from