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MORTGAGE RECORD U
SKAMANIA COUNTY, WASHINGTON

or to repair or rebuild the damage premises, therewith, as it may elect, Should the mortgagors fail to keep any of the foregoing covenants, then the mortgagee may at its option perform the same, the mortgagee being hereby made the judge of the necessity of repairs and being hereby granted the right to enter upon said property, to inspect and make said repairs, and all its expenditures hereunder shall, as expended, at once become due, bear interest at the rate provided in the note secured by this mortgage from the date of expenditure until paid, and shall be secured by this mortgage.

Time is material and of the essence hereof, and the waiver of a breach of any covenant or agreement herein contained shall not be construed to be a waiver of the covenant and agreement itself, or of any subsequent breach thereof.

The mortgagors hereby agree that the electric wiring; the furnace and heating system, including water heaters, burners and fuel storage bins and tanks; the plumbing, ventilating water and irrigating systems; the screen doors, the mirrors, the window shades and screens, the shutters, cabinets, cupboards, built-ins, linoleum, together with any and all fixtures now installed or hereafter installed in and on said premises; together with any trees, perennials and shrubbery now growing or hereafter planted therein; and any replacements of any one or more of the foregoing items, in whole or in part, are and shall be considered part of the freehold, and covered by the lien of this mortgage. None of said fixtures, equipment and/or items shall be removed from said premises except for repair and/or immediate replacement.

The mortgagors further agree to make all payments on shares purchased of the mortgagee and assigned as collateral security for the payment of said note, promptly and in accordance with the terms of subscription for said shares; to pay the reasonable cost of credit reports, inspection of said property and of the public records relating thereto, incurred by the mortgagee, in case of any default hereon and while said default continues, as well as any reasonable expense likewise incurred in making personal calls, wheresoever necessary for the purpose of collecting any sums past due and owing hereon, and said costs, charges and expenses incurred shall become at once due, bear interest from the date the same accrue until paid at the rate of 7 per cent per annum and shall be secured by this mortgage.

In case default shall occur on the the part of the mortgagors in the performance by them of any covenant herein contained, at any time while said premises are rented and/or vacant, then, and in such event, so long as such default continues, the mortgagee shall have the exclusive right to collect the rental and the whole thereof from said premises and apply the same as payment hereon, and/or the mortgagee may take possession of said premises, expel any occupants thereof, if it considers such course advisable, and manage, repair and rent such property at such rental and on such terms as it may consider sufficient and charge and collect the entire rent therefore from the date of taking possession or letting, and any and all rentals so obtained by it are hereby assigned to said mortgagee. Said rentals shall be applied in payment of necessary repairs, operating expenses, the customary charges for renting and thus managing said property, and the remainder to the payment of the obligations hereunder. In no event is the right to such entry, management, collection and application of rents to affect or restrict the right of the mortgagee to foreclose this mortgage in case of default.

Payment of said note by the mortgagors, and the full performance by them of the covenants herein contained, shall render void this conveyance. But if default be made by the mortgagors in the payment of any of the installments of the debt hereby secured, or in the performance of any of the covenants herein contained, or if any law shall be passed impos-