

MORTGAGE RECORD U

SKAMANIA COUNTY, WASHINGTON

hereafter laid, which is or may be payable in installments and which is or may become a lien on said premises.

3. Should said mortgagor fail to make payment of any taxes, assessments, fire insurance premiums or other charges payable by said mortgagor, said mortgagee may, at its option, make payment thereof, and the amounts so paid, with interest thereon at six per cent (6%) per annum, shall be added to and become a part of the debt secured by this mortgage, without waiver of any rights, arising from breach of any of the covenants hereof, and for such payments, with interest as aforesaid, the premises hereinbefore described, as well as the mortgagor, shall be bound to the same extent that they are bound for the payment of the note herein described, and all such payments shall be immediately due and payable without notice, and the non-payment thereof shall, at the option of the holder, render all sums secured by this mortgage immediately due and payable and constitute a breach of this mortgage.

4. It is expressly understood and agreed that time and the exact performance of all the conditions hereof are of the essence of this contract.

5. Said mortgagor agrees to and will repay to said mortgagee all reasonable expenses paid or incurred by it in procuring abstracts of title whenever such abstracts shall become necessary to said mortgagee for the protection of its interests or the enforcement of its rights, and the amounts so paid, with interest thereon from time of payment at the rate of six per cent (6%) per annum, shall be deemed part of the indebtedness secured by this mortgage.

6. As an additional security and pledge for the payment of said indebtedness, and subject to the terms and provisions of this mortgage, said mortgagor does hereby bargain, sell and assign to said mortgagee all the rents, issues and profits of said premises accruing after a default hereunder, and if a default hereunder shall occur and continue for a period of thirty (30) days, and a bill or complaint shall be filed to foreclose this mortgage, the court shall, on motion or application of said mortgagee, either at the time of filing such bill or complaint or thereafter, and without regard to the condition of said property at such time, appoint a receiver to collect the rents and profits of said premises during the pendency of such foreclosure, and apply such rents, issues and profits to the payment pro tanto of the amounts due under this mortgage, first deducting all proper charges and expenses of such receivership, and after paying all taxes or assessments levied or assessed against said property and then unpaid, and said mortgagor agrees to forthwith surrender possession of said premises to any receiver so appointed.

7. In the event of this mortgage being foreclosed or of any proceeding being brought for that purpose, said mortgagor promises and agrees to pay such additional sum as the court may adjudge reasonable as attorneys' fees in such foreclosure or other proceeding in addition to the costs and disbursements allowed by law, and such attorneys' fees and costs and disbursements shall be secured by the lien of this mortgage.

IN WITNESS WHEREOF, said mortgagor has executed this instrument the day and year herein first written.

Joe G. Stanton (SEAL)

Alta Marie Stanton (SEAL)

State of Oregon,)
) ss.
County of Multnomah)

THIS IS TO CERTIFY that on this 20th day of October, 1939, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named JOE G. STANTON AND ALTA MARIE STANTON, husband and wife, who are known to me to be the