

**MORTGAGE RECORD—V**  
**SKAMANIA COUNTY, WASHINGTON**

129

machinery or equipment will and shall immediately be and become in all things subject to the lien and provisions of this mortgage.

7. The Mortgagor will provide and continuously maintain such insurance (in companies approved by, and in form satisfactory to, the Mortgagee) against all risks to the property and business of the Mortgagor and of Mortgagor's subsidiaries and affiliates as the Mortgagee may require (expressly including but not limited to adequate fire insurance upon all the improvements now or hereafter on the mortgaged real estate, and upon all of the personal property hereby mortgaged, such fire insurance to be allocated to and between all the property thereby covered in such manner as the Mortgagee may require, and such fire insurance to be at least equal to the unpaid balance hereby secured); and the Mortgagor will pay the premiums (including renewals) on such insurance, and will cause all policies of fire insurance, and all other policies when so required, to be delivered to the Mortgagee, all such policies to be payable to the Mortgagee as its interest may appear.

8. Should the Mortgagor fail (a) to pay any taxes, assessments, or other governmental charges or levies, as hereinabove defined; or (b) to provide the insurance above called for, or pay the premiums thereon; or (c) to discharge any liens or encumbrances in the manner above stated; then and in either of such events the Mortgagee may at its sole option provide any such insurance and pay any such premiums or other items for the account and benefit of the Mortgagor, and all such expenditures shall be immediately repaid by the Mortgagor, will be secured hereby, and will draw interest at six per centum (6%) per annum from date or dates of advancement.

NOW, THEREFORE, if the Mortgagor pay said promissory note according to its terms, and fully satisfy and comply with each and all of the covenants and agreements set forth in this indenture, in said note, in said application, and in any one or more of the other written instruments hereinabove mentioned and made a part hereof (it being expressly declared that time of payment or performance, wherever mentioned, is strictly of the essence hereof) then this conveyance will become void, but otherwise it will remain in full force and virtue as a mortgage to secure the payment of said promissory note in accordance with its terms, and to secure the performance of the covenants and agreements herein contained and the payment of all sums herein agreed to be paid by the Mortgagor.

But if default be made in the payment of any principal or interest, or any other sum, as and when called for in said note, or in this indenture, or in any of such other written instruments; or if the business of the Mortgagor be not continued as a going concern; or if the mortgaged goods or chattels be not maintained in good order and used in said business; or if any substantial part of such goods and chattels be removed either from the possession of the Mortgagor or from the county where they are now located, or be attached or levied upon by creditors of the Mortgagor; or be sold, transferred, assigned, or encumbered, or if any attempt to remove, sell, transfer, assign, or encumber the same be made; or if any covenant or agreement contained in this indenture or in any of such other written instruments be not strictly observed in accordance with its terms; then in either of such events said promissory note will, at the option of the Mortgagee, become at once due and payable; and this mortgage by reason thereof may be foreclosed at any time thereafter. But until such default, the Mortgagor may retain and continue in the quiet and peaceful possession, enjoyment, and use of the real premises and of the goods and chattels hereby mortgaged.

In case suit or action be commenced to foreclose this mortgage, the Mortgagee will be entitled to recover, in addition to all other sums of money otherwise recoverable, and