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from date until paid, according to the terms and conditions of one certain promissory note bearing date June 13, 1941, executed by parties of the first part, payable on demand with interest after date until paid, payable quarterly, said note being payable to the order of party of the second part, and these presents shall be void if payment be made according to the terms and conditions of said promissory note and any other instruments of indebtedness. But in case default be made in the payment of any of the sums herein mentioned, or in case of default of the principal or interest of said promissory note or notes or any part thereof, when the same shall become due and payable, according to the terms and conditions thereof, or if mortgagors fail to keep the property herein described free from all encumbrances, then the said party of the second part, its successors or assigns may immediately thereafter in the manner provided by law, foreclose this mortgage for the whole amount due upon said principal and interest, with all the other sums hereby secured.

In any suit or other proceeding which may be had for the recovery of the amount due on either said note or this mortgage, said party of the second part, its successors or assigns shall have the right to have included in the judgment which may be recovered, a reasonable sum as attorneys' fees to be taxed as part of the costs in such suit as well as all payment which said party of the second part, its successors or assigns may be obliged to make for it or their security by insurance or on account of any taxes, charges, encumbrances or assessments whatsoever on the said premises or any part thereof.

In case of the foreclosure of this mortgage, the party of the second part, its successors or assigns shall be entitled to have entered in such foreclosure suit a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, insurance or other lawful assessments after applying the proceeds of the sale of the premises above described to the payment thereof and to the costs of such foreclosure suit.

It is understood and agreed by and between the parties hereto, that in the event of foreclosure, the party of the second part, its successors or assigns, or the persons or parties acquiring the property herein described, shall have and the parties of the first part do hereby sell, assign and convey all their right, title and interest in and to all roads, rights-of-way, easements, licenses or permits over and across all lands herein described and all lands contiguous to, or over which the logs will, or could be hauled from the hereinbefore described property, to the end that a logging operation might be carried on or continued by party of the second part, its successors or assigns or the persons or parties acquiring said property.

It is understood and agreed that so long as parties of the first part shall not be in default in the payment of any indebtedness owing to party of the second part, whether principal or interest secured by this mortgage, or in the performance of any of the covenants of this mortgage on their part to be performed, they shall have and they are hereby given the right to cut and remove timber from the lands situated in Skamania County.

O. P. Lewellen
Alice J. Lewellen
Parties of the First part.

STATE OF WASHINGTON)
(ss
GRAYS HARBOR COUNTY)

O. P. Lewellen and Alice Lewellen, his wife, being first duly sworn upon oath, depose and say: That they are the mortgagors within named and that his mortgage is made in good faith and without any design to hinder, delay or defraud creditors.

O. P. Lewellen
Alice J. Lewellen