

indebtedness secured by these presents is fully paid and satisfied;

(4) Maintain, preserve and keep all of the property mortgaged hereunder in good order and repair and will not commit waste; and

(5) Keep the mortgaged property continually insured against loss or damage by fire to the full insurable value thereof in a reliable insurance company or companies satisfactory to the mortgagee, and cause all of said policies to be endorsed and assigned to and deposited with mortgagee; pay all premiums thereon as the same become due and payable, and cause to be attached to said policies loss payable clauses in favor of and upon forms acceptable to mortgagee and any money received by or paid to mortgagee on account of said policies may be applied by it at its option either toward the payment of the then outstanding indebtedness or toward the replacing or restoring of the mortgaged premises.

In the event of a breach of any of the aforesaid agreements or covenants, the mortgagee, its successors or assigns, may, but shall not be obligated to, pay any sums or perform any acts necessary to remedy such breach, and all sums so paid and expenses incurred in such performance shall be repaid on demand of the mortgagee, with interest at the rate of ten per cent (10%) per annum from the date of such payment, and all such payments shall be secured by this mortgage.

In the event of a breach of any of the covenants or agreements contained in said promissory note or in this mortgage, then the entire indebtedness hereby secured shall at the option of the mortgagee become immediately due and payable without notice, and this mortgage may be foreclosed; and in any foreclosure of this mortgage a deficiency judgment may be taken by the mortgagee, its successors or assigns, for any balance of the judgment, interest and costs, that may remain unsatisfied after the foreclosure sale of said mortgaged property.

In any suit or other proceeding for the recovery of said indebtedness, the foreclosure of this mortgage or for the protection of the lien of this mortgage, the mortgagors agree to pay a reasonable attorney's fee, together with a reasonable sum for searching records and abstracting the same, which sums shall be secured hereby.

This mortgage and the covenants and conditions hereof shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

Time is of the essence of this mortgage.

IN WITNESS WHEREOF, the mortgagors have hereunto set hands and seals the day and year first above written.

George Melvin Hazard Jr.

Stella M. Hazard

(Individual Acknowledgment)

STATE OF WASHINGTON)
County of Clark) ss.

THIS IS TO CERTIFY that on this 13th day of April, 1946, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came George Melvin Hazard Jr. and Stella M. Hazard to me known to be the individual described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

L. R. Greenman

Notary Public in and for the State of
Washington, residing at Camas

(Notarial Seal Affixed)