

maturity of said notes, plus interest due up to the date of said payment. The mortgagor shall, however, first pay the trustee its fee for making such disbursement.

In the event the mortgagor elects to pay a part of the principal of this mortgage in advance of the maturity date of such payment, then the mortgagor shall pay such part payment, plus interest to date, plus a ten per cent (10%) premium, said premium being ten per cent (10%) of the amount of principal so paid, to the trustee, and the trustee shall pay said payment upon the principal, plus the premium, pro rata, to the registered owners of the notes.

IX. In the event the mortgagor fails, neglects, or refuses to pay any of the real or personal property taxes, or any other lien, or mandatory contribution, tax or assessments, of any agency of the government, or any liens filed or levied against the property herein mortgaged, when and as the same become due, or in the event the mortgagor fails to make the payments due to the Reconstruction Finance Corporation on its mortgage, or the payments due to the Peoples National Bank of Washington in Seattle on its mortgage, or in the event the mortgagor fails, neglects or refuses to carry the fire and tornado insurance as herein provided, and pay the premiums on such insurance when the same are due, the trustee shall have the right to give written notice to the mortgagor by mailing a registered letter to the mortgagor at Stevenson, Washington, which said notice shall give the mortgagor thirty days from the date of mailing such notice ^{which} within/time to make the payments as therein specified in said notice, and in the event such payments are not made within thirty days from the date of mailing said notice, then the trustee shall have the right to immediately declare the entire amount of this mortgage, together with interest up to date, immediately due and payable. In the event such principal and interest are not paid within thirty days, then the trustee shall have the right to immediately foreclose this mortgage and a decree had to sell said premises according to law, and out of the proceeds arising from such sale shall be paid such principal sum with interest and costs and charges and all money secured hereby, together with a reasonable attorney fee to be fixed by the court in the manner or order of application of such proceeds being specified herein in Paragraph XXI. The trustee shall send by mail to all the registered note holders, a notice of such default, said notice to be sent to the address as shown by the records of the trustee.

X. In case of default of the mortgagor in the payment of any part of the principal sum or any installment of interest in said notes provided for, then, in the event the mortgagor shall have paid all taxes and assessments due against the real and personal property herein described, and has not permitted or suffered a default to exist as provided for in Paragraph IX hereof, then and in that event, the trustee shall not have the right of immediately foreclosing this mortgage, but such payments of principal and interest shall bear interest at six per cent (6%) per annum from the date they are due and in the event such installments of interest and principal, together with interest thereon, shall not be paid in full within one year after the date they are due, then and in that event the trustee may declare the whole sum of money secured hereby, together with interest, and all sums paid by the said trustee as provided for herein, shall forthwith become due and payable, and this mortgage may be immediately foreclosed, and a decree had to sell said premises according to law, and out of the proceeds arising from such sale shall be paid such principal sum with interest and costs and charges and all moneys secured hereby, together with a reasonable attorney fee to be fixed by the court in the manner or order of application of such proceeds being specified herein in Paragraph XXI.

XI. Any, or all, of the terms or conditions of default as set forth in Paragraphs IX and X hereof, may be waived by the trustee in the event such waiver is approved by sixty-six and two-thirds per cent ($66\frac{2}{3}\%$) in amount of the notes outstanding at the time of such