

hereby immediately due and payable.

with all rents, issues and profits therefrom, and all appurtenances, fixtures, attachments, tenements and hereditaments belonging or appertaining thereto, including all heating equipment, oil burners, light and plumbing fixtures, window shades, linoleum which is glued to floors, refrigeration and other house service equipment, and trees and shrubs, together with all interest therein of the mortgagor and that is hereafter acquired by him, to secure the payment of the principal sum of Six Thousand Five Hundred and no/100 Dollars (\$6,500.00), as evidenced by a certain promissory note of even date herewith and the terms of which are incorporated herein by reference, with interest from date at the rate of Four and one-fourth per centum ($4\frac{1}{4}\%$) per annum on the balance remaining from time to time unpaid; the said principal and interest to be payable at the office of Camas Branch, The National Bank of Commerce of Seattle in Camas, Washington or at such other place as the holder may designate in writing, in monthly installments of Forty Eight and 95/100 Dollars (\$48.95), commencing on the first day of March, 1952, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of the entire indebtedness evidenced by said note, if not sooner paid, shall be due and payable on the first day of February, 1967.

And the mortgagor does hereby covenant that he is lawfully seized of an indefeasible estate in fee; that said premises are free of any encumbrances; that he hereby warrants the usual covenants to the same extent as a statutory warranty deed under the laws of the State of Washington and all covenants herein made, and that he will defend against any breach of any or all of the same.

The mortgagor further covenants and agrees as follows:

1. That he will pay the indebtedness, as hereinbefore provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment; and provided further that in the event the debt is paid in full prior to maturity and at that time it is insured under the provisions of the National Housing Act, he will pay to the mortgagee an adjusted premium charge of one per centum (1%) of the original principal amount thereof, except that in no event shall the adjusted premium exceed the aggregate amount of premium charges which would have been payable if the mortgage had continued to be insured until maturity; such payment to be applied by the mortgagee upon its obligation to the Federal Housing Commissioner on account of mortgage insurance.

2. That, in order more fully to protect the security of this mortgage, the mortgagor, together with, and in addition to, the monthly installments of principal and interest payable under the terms of the note secured hereby, on the first day of each month until the said note is fully paid, will pay to the mortgagee the following sums:

(a) If this mortgage and the said note secured hereby are insured under the provisions of the National Housing Act and so long as they continue to be so insured, one-twelfth ($1/12$) of the annual mortgage insurance premium for the purpose of putting the mortgagee in funds with which to discharge the said mortgagee's obligation to the Federal Housing Commissioner for mortgage insurance premiums pursuant to the applicable provisions of the