THIS MORTGAG	E Made this	6th day of	July	. 1979
by THEODORE I				
			Page Rack College Care	Mortgagor,
to PACIFIC W	EST MORTGAGE C)., an Oregon	corporation	Mortgagee,
WITNESSETH, T	hat said mortgagor, in		HIRTEEN THOUSAND	AND NO/10
grant, bargain, sell and co tain real property situated	onvey unto said mortg	agee, his heirs, execut	ors, administrators and a	ssigns, that cer-
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the date of maturity of the deep secured by this mortgage is the date on which the tast scheduled principal payment be comes due, to-witt.

July 13

And said mortgagor covenants to and with the mortgages, his heirs, executors, administrators and assigns, that he is lawfully selsed in les simple of said premises and has a valid, moncumbered title thereto

and will warrant and lorever defend the same against all persons; that he will pay said note, principal and interest, according to the terms thereol; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and payable and belore the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings now on or which hereafter may be erected on the said premises continuously insured against loss or damage by lire and such other hazards as the mortgagee may from time to time require, in an amount noc less than the original principal sum of the note of buildings of the mortgage and then to the mortgager as their respective interests may appear; all policies of insurance shall be delivered to the mortgage as soon as insured. Now if the mortgager shall laid for any reason to procure any such insurance and to deliver said policies to the mortgage at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the mortgagee may procure the same at mortgagor's expense; that he will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises. At the request of the mortgage, the mortgage, then mortgage, the mortgage, then mortgage, then he mortgage in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satisfactory to the mortgage, and will pay for lifing the same in the proper public office or offices, as well as the cost of all lien searches made by tiling officers or searching agencies as may be deemed dosirable by the mortgage.

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mortgagor warrants that the promortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are: primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below), for an organization or (even it mortgagor is a natural person) are for business or commercial purposes other than (b) agricultural purposes.

Now, therefore, it said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be taken to forcefose any lien on said premises or any part thereof, the mortgage shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgage may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagie for breach of covenant, And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgage at any time while the mortgagor neglects to reppy any sums so paid by the mortgage. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgage for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and o

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*IMPORTANT NOTICE: Delete, by lining out, whichever we plicable; if warranty (a) is applicable and if the mortgage is defined in the Truth-in-Lending Act (and Regulation Z, with the Act and Regulation E).	arranty (a) or (b) is not op- e is a creditor, as such word		
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