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NOTE AND MORTGAGE

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MORTGAGOR FURTHER COVENANTS AND AGREES

- 1. To pay all debts and moneys secured hereby:

 2. Not to permit the buildings to become vacant or unoccupied; not to permit the removal or demolishment of any buildings or improvements, now, or hereafter; oxisting; to keep same; in good repair; to complete, all construction within a reasonable time in a provements, now, or hereafter; oxisting; to keep same; in good repair; to complete, all construction within a reasonable time in a performance, with any, agreement made, between the parties hereto;
- 3. Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste;
- 4. Not to permit the use of the premises for any objectionable or unlawful purpose;

 5. Not to permit any tax, assessment, lien, or encumbrance to exist at any time;

 6. Mortgagee is authorized to pay all real property taxes assessed against the premises and add same to the principal, each of the advances to bear interest as provided in the note;

 6. Mortgagee is authorized to pay all real property taxes assessed against the premises and add same to the principal, each of the advances to bear interest as provided in the note;
- 7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards in such companies and in such an amount as shall be satisfactory to the mortgage; to deposit with the mortgagee all such companies and in such an amount as shall be satisfactory to the mortgage; to deposit with the mortgagee all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagee; policies with receipts showing payment in full of all premiums; all such insurance shall be kept in force by the mortgagor in case of forcelosure until the period of redemption expires;

- reliance with research snawesh reamedicin toil . Distribute that he kept in toile by the moedfakti damages received under right of eminent domain, or for any security volun-8. Mortgagee shall be entitled to all compensation and dama tarily released, same to be applied upon the indebtedness;
- 9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee;
- To promptly notify mortgagee in writing of a transfer of ownership of the premises or any part or interest in same, and to furnish: a copy of the instrument of transfer to the mortgage; a purchaser shall pay interest as prescribed by ORS 407.070 on all payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect.

The mortgagee may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures. The mortgagee may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures and the mortgage or the note shall made in so doing including the employment, of an attorney to secure compliance with the terms of the mortgage or the note shall made in so doing including the employment, of an attorney to secure compliance with the terms of the mortgage or the note shall and shall be secured by this mortgage.

Default in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes.

Default in any of the covenants or agreements herein contained or the mortgagee given before the expenditure is made, other than those specified in the application, except by written permission of the mortgage given before the expenditure and this shall cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice and this shall cause the entire indebtedness at the option of the mortgage to become immediately due and payable without notice and this shall cause the entire indebtedness at the option of the mortgage subject to foreclosure.

The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from a

The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from a breach of the covenants.

In case foreclosure is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs incurred in connection with such foreclosure.

Upon the breach of any covenant of the mortgage, the mortgage shall have the right to enter the premises, take possession.

Upon the breach of any covenant of the mortgage, the mortgage shall have the right to enter the premises, take possession.

Illet the rents, issues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgage shall ave the right to the appointment of a receiver to collect same.

The covenants and agreements herein shall extend to and be binding upon the heirs, executors, administrators, successors and signs of the respective parties hereto.

assigns of the respective parties hereto.

It is distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon
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