## MORTGAGE

-BOOK 55-PAGE 469

THE MORTGAGOR

CARL E WOLFE and ADA & WOLFE, husband and wife.

MORTCACE

COLLMBIA GORGE BANK, a corporation.

a corporation, hereinafter called the mortgages, to accure payment of SIXTY THOUSAND AND NO/100 ----

DOLLARS (\$ 60,000.00 )

to legal money of the United States of America, together with interest thereon according to the terms and conditions of one or more promissory notes now or hereafter executed by the mortgager and to secure the payment of such additional money as may be lossed hereafter by the mortgager (in the purpose of repairing, removating, altering, adding to or improving mortgaged property, or any part thereof, or for any other purpose whatsnever, the following described real property, and all interest mortgaged property, or any part thereof, or for any other purpose whatsnever, the following described real property, and all interest mortgaged property, and purpose whatsnever, the following described real property, and all interest mortgaged property, and purpose whatsnever, the following described real property, and all interest mortgaged property, and purpose whatsnever, the following described real property, and all interest mortgaged property, and the or estate therein that the mortgages may hereafter sequire, together with the incume, resists and profits therefrom, situated in the content of the mortgages may hereafter sequire. , State of Washington, to-wit: County of Skamania

Lot 25, Block 3, Plat of Relocated North Bonneville recorded in Book B of Plats, Page 9, under Skamania County File No. 83466 elso mecorded in Book B of Plats, Page 25, under Skamania County File No. 84429, Records of Skamania County, Washington.

appurtenances, listures, attachments, tenements and hereditaments belonging or appertaining thereto, including together with the appurtenances, natures, autonments, tenements and nerequaments bronging or appertaining theory, including all trees or displayed, all swinings, screens, mantels, incloum, refrigeration and other house service equipment, venetian blinds, window all trees all plumbing, lighting, heating (including oil burner), cooling, ventilating, elevating and watering apparatus and all fixtures now or hereafter belonging or used in connection with the property, all of which shall be construed as part of the realty. The mortgagor covenants and agrees with the mortgagor as follows: that he is lawfully seized of the property in fee simple

The mortgagor covenants and agrees with the mortgage as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it; that the property is free from all hens and incumbrances of every kind; that he will keep the property free from any incumbrances prior to this mortgage; that he will pay all takes find assessments levied or impossible in the property and/or on this mortgage or the debt thereby recurred, at least ten days before delinquency, and will incomediately in the property and/or on this mortgage, that he will not permit waste of the property; that he will keep all buildings now deliver proper receipts therefor to the mortgage, that he will not permit waste of the property; that he will keep all buildings now deliver proper receipts therefor to the mortgage, that he will not permit waste of the property; that he will keep all buildings now deliver property in good order and repair and unceasingly matter against loss or damage by fire to the extent of the full insurable value thereof int a company acceptable and approved by the mortgage and for the mortgage's benefit, and the mortgage the policies, and renewals thereof at least five days before expiration of the old policies.

The morigagor agrees that if the morigage indebtedness is evidenced by more than one note, the morigagee may credit paythe mortgagor agrees that it the mortgage indeptendess is evidored by more than one note, the mortgagee may credit payments received by it upon any of said notes, or part of any payments of one note and part on another, as the mortgagee may elect. The mortgagee reserves the right to refuse payments of excess of those specified in the note agreement or payment of the debt in whole, unless otherwise provided in the note or notes given with this mortgage.

The mortgagor shall not move or after any of the structures on the mortgaged premises without consent of the mortgagee; all improvements placed thereon shall become a part of the real property mortgaged herein.

Should the mortgagor default in any of the foregoing covenants or agreements, then the mortgagee may perform the same and may pay any part or all of principal and interest of any prior incumbrances or of insurance premiums or other charges secured may pay any part or all of principal and interest thereon at the highest legal rate from date of payment shall be repayable by the hereby, and any amounts to paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the nortgagor on demand, and shall also be secured by this mortgage without waiver or any right or other remedy arising from breach nortgagor on demand, and shall also be secured by this mortgage without waiver or any right or other remedy arising from breach of any of the covenant facetof. The mortgagee shall be the sole judge of the validity of any tax, assessment or lien asserted against of any of the covenant facetof, and if default be made in the navment of any of the sums hereby secured or in the performance.

Time is of the essence hereof, and if default be made in the navment of any of the sums hereby secured or in the performance.

Time is of the essence hereof, and if default be made in the payment of any of the sums hereby secured or in the performance of any of the covenants or agreements herein contained, then in any such case the remainder of unpaid principal, with accrued interest and all other indefinedness hereby secured, shall at the election of the mortgages become immediately due without notice, interest and all other indefinedness hereby secured, shall at the election of the mortgages become immediately due without notice, interest and all other indefinedness hereby secured, shall at the election of the mortgages become immediately due without notice,

and this mortgage shall be foreclused.

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which the mortgages may be obliged to defend to protect the unumpaned priority of the fien hereof, the mortgages agrees to pay a reasonand mortgages may be unuged to therefor to princes and unungances princes on the new network, the markagur agrees to pay a reason, able sum at attorney's has and all costs and expenses in connection with such suit, and also reasonable cost of searching records, while sums shall be secured hereby and included in any decree of fewelosure.

Upon bringing action to foreclass this minitage or at any time which such proceeding is pending, the mortgagee, without Upon bringing action to foreclass this minitage or at any time which such proceeding is pending, the mortgagee, without notice, may apply for and secure the appointment of a receiver for the mortgaged property or any part thereof, and the income, notice, may apply for and secure the appointment of a receiver for the mortgaged property is rents and profits the adjuste. The number of the consents that in any action brought to foreclass the mantgaged property, judgment may be taken for any halance of debt remaining after the application of the proceeds of the mantgaged property.

part without first obtaining the Mortgagors shall not assign this commract in whole or in writtensonsent of the mortgages wherein. 9 day of June

STATE OF WASHINGTONI Court of Skanania

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this personally appeared before me Carl E Wolfe and Ada E Wolfe, June .1978

Husband and wife. In spring and wife.

The light spring in the individual described in and who executed the foregoing instrument, and acknowledged that the light spring as free and voluntary act and deed, for the uses and purposes therein mentioned, algred and scaled this same as

L'GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year last above written. ULT

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

tion and sund printing the , vacous 70 1 15 W

86579

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MOOK 55 PAGE 469

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CARL E WOLFE and ADA E WOLFE, husband and wife.

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a corporation, hereinafter called the murigages, to secure payment of SIXTY THOUSAND AND NO/100

is legal money of the United States of America, together with interest thereon according to the terms and conditions of one or more promissory notes now or hereafter executed by the mortgager and to secure the payment of such additional money as may be loaned hereafter by the mortgager for the purpose of repairing, renovaling, altering, adding to or improving the mortgaged property, or any part thereof, or for any other purpose whatsoever, the following described real property, and all interest or estate therein that the mortgager may hereafter acquire, together with the income, rents and profits therefrom, situated in the County of Skamania , State of Washington, to-wit:

Lot 25, Block 3, Plat of Relocated North Bonneville recorded in Book B of Plats.

Page 9, under Skamania County File No. 83466 also recorded in Book B of Plats, Page 25, under Skamania County File No. 84429, Records of Skamania County, Washington.

appurtenances, fatures, attachments, comments and hereditaments belonging or appertaining thereto, including higether with the appurtenances, fatures, attachments, at ments and hereditanents belonging or appertaining thereto, including all storage and the basis, all awnings, screens, mantels, lindolum, refineration and other bittine service equipment, wentlian blinds, window the state plumbing, lighting, heating (including oil burner), coulding, vertilizing, elevating and watering apparatus and all fatures now or hereafter belonging to or used in connection with the property, all of which shall be construed as part of the realty.

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The timetagor covenants and agrees with the muritager as follows that he is lawfully seried of the property in fee simple and has gt a sight to mortigage and curvey it, that the property is free from all times and incumbrances of every kind, that he will seep the property free from any incumbrances prior to this mortigage, that he will pay all taxes and assessments leaved or imputed on the property and/or on this mortigage or the debt thereby secured, at least left the property, that he will keep all buildings now or hereafter placed on the property in good order and repair and uncersingly insured against loss or damage by fire to the extent of the full insurable value thereof in a company acceptable and approved by the mortigages and for the mortigage in policies, and renewals thereof at least five days before expiration of the old policies.

The mortigage mass that if the mortigage is includenced by insured than now note, the mortigage mass result asset to any protection of the old policies.

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Should the mortgager default in any of the foregoing covenants or agreements, then the mortgagee may perform the tame and may pay any port or all of principal and interest of any prior or uninhances or of insurance premiums or other changes recurred hereby, and any amounts to pad, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgager on demand, and shall also be secured by this mortgage without waiver or any right or other remedy arising from breach of any of the covenants hereof. The mortgagee shall be the sole judge of the validity of any tax, assessment or lifen asserted against the property, and payment thereof by the mortgagee shall establish the right to recover the amount so said with interest.

Time of the green house, and it default to recover the amount so said with interest.

True is of the assence hereof, and if default be made in the payment of any of the aums hereby secured or in the performance of any of the coverants or agreements herein contained, then in any such case the remainder of unpaid principal, with accrued interest and all other indebtedness hereby accured, shall at the election of the mutigages become unmediately due without notice, and this mortgage shall be foreclised

in any action to foreduse this murigage or to collect any charge growing out of the debt hereby secured, or any suit which in any action to foreduse this murigage or to collect any charge growing out of the herical, the murigagor agrees to pay a reasonable cost of bearching the sum at attorney's fer and all costs and expenses in connection with such suit, and also reasonable cost of searching records, alle sum at attorney's fer and all costs and expenses in connection with such suit, and also reasonable cost of searching records, alle sum at attorney's fer and all costs and expenses in connection with such suit, and also reasonable cost of searching records, all the cumpany costs, which sums shall be secured hereby and included in any decree of foreclasure.

Open bringing action to foreclose this mortgage or at any time which such proceeding is pending, the mortgagee, without notice, may apply for and secure the appendment of a receiver for the mortgaged property or any part thereof, and the income, rents and profits therefrom. The mortgager hereby consents that in any action brought to foreclose this mortgage, a deficiency judgment may be taken for any halance of debt remaining after the application of the proceeds of the mortgaged property.

Hortgagors shall not assign thus contract in whole or in part without first obtaining the writtood consent of the mortgages therein, 9 day of

STATE OF WASHINGTON County or Skamania

& the undersigned, a notary public in and for the state of Washington, hereby certify that on this

die of

June .1978

personally appeared before me Com! E Wolfe and Ada E Wolfe,

husband and wife. recurrences with WLLCs.

we known to be the individual described in and who executed the inregoing instrument, and acknowledged that free and voluntary act and deed, for the uses and purposes therein mention free and voluntary act and deed, for the uses and purposes therein mentioned.

LIGIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year last above write

Solary Public in sind for the State of Washington, availing at

in my sand produces the control