

94268

REAL ESTATE MORTGAGE

The Mortgagors, MACDONALD K. FRASER and CYNTHIA A. WHITSELL-FRASER, husband and wife, mortgage to CLIFFORD E. TANASSE and DORRE L. TANASSE, husband and wife, to secure the payment of Twenty-Five Thousand, Ninety-Four and 82/100 Dollars (\$25,094.82) according to the terms of one promissory note dated herewith, made by mortgagors and payable to the order of the mortgagees, the following described real estate situated in Skamania County, Washington:

Lots 15 & 16 of MAPLE HILL TRACTS NO. 3, according to the official plat thereof on file and of record at page 144 of Book (A) of Plats, records of Skamania County, Washington.

SUBJECT to a Deed of Trust to Riverview Savings Association, dated February 22, 1978, originally in the sum of \$33,800.00, recorded March 1, 1978, in the office of the auditor of Skamania County, Washington, in Volume 55 of Mortgages, pages 169-179, as Instrument No. 85880, now reduced to \$32,732.38.

It is agreed that all screens, chandeliers, lighting, heating, plumbing and other fixtures now or hereafter used in connection with the buildings on the above property shall be construed as a part of the realty.

The mortgagors agree to pay before delinquency all taxes, liens, assessments and all interest and charges on prior encumbrances upon said property, and to keep the buildings on the property in good repair and insured in a company approved by the mortgagees for not less than \$25,000.00, with loss payable to the mortgagees, the insurance policies to be deposited with the mortgagees.

In case of failure to perform any of the foregoing covenants, or if default is made in the payment of said note or the interest accruing thereon, or any part thereof, when the same shall become due, then this mortgage may be at once foreclosed for the entire principal sum, accrued interest and costs, and in such foreclosure suit there shall be included in the judgment a reasonable sum as attorney's fees, together with all sums paid by the mortgagee or assigns on account of taxes, liens, assessments, abstracts or title insurance charges, costs of searching records, interest, and fire insurance, with interest at twelve per cent per annum from date of payment.

DATED at Stevenson, Washington, this 10th day of June, 1982.

Macdonald K. Fraser
Cynthia A. Fraser

STATE OF WASHINGTON)

) ss.

County of Skamania)

THIS IS TO CERTIFY that on June 10th, 1982, personally appeared before me MACDONALD K. FRASER and CYNTHIA A. WHITSELL-FRASER, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and they acknowledged the same as their free and voluntary act and deed for the uses and pur-

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poses therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Robert K. Leck
Notary Public in and for the State of
Washington, residing at Stevenso



NOTARY PUBLIC
STATE OF WASHINGTON
I HEREBY CERTIFY THAT THE WITHIN

WITNESSES
Robert K. Leck
Notary Public
Washington
Commission Expires 12-31-1988
My
Notary Seal
Robert K. Leck