

MORTGAGE

The Mortgagors, DONALD CAIN and SUSAN CAIN, husband and wife, mortgage to IVAN ROBISON and ALICE ROBISON, husband and wife, to secure the payment of Fifteen Thousand Dollars, (\$15,000.00) according to the terms of one promissory note dated herewith, made by mortgagors and payable to the order of the mortgagee, the following described real estate situated in Skamania County, Washington:

All that portion of T. 1 N., R. 5 E., W.M. Section 5: S $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying North-easterly of Belle Center County Road.

Except Rights of way of record and Except a 30 foot strip along the west border and a 60 foot strip along the south border reserved for a nonexclusive easement for ingress and egress over and across.

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 mortgagee for not less than \$15,000.00, with loss payable to the mortgagee, the insurance policies to be deposited with the mortgagee.

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 at once be 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 fees, together with all sums paid by the mortgagee or assigns on account of taxes,

/ / /

MORTGAGE - 1



1 liens, assessments, abstracts or title insurance charges,
2 costs of searching records, interest, and fire insurance with
3 interest at twelve per cent per annum from date of payment.

4 DATED at Camas, Washington, this 31st day of
5 ~~January~~ February, 1984.

6
7 Donald Cain
8 DONALD CAIN

9 Susan Cain
10 SUSAN CAIN

11 STATE OF WASHINGTON)
12 : ss.
13 COUNTY OF CLARK)

14 This is to certify that on February 31st, 1984,
15 personally appeared before me DONALD CAIN and SUSAN CAIN,
16 to me known to be the individuals who executed the foregoing
17 instrument, and they acknowledged the same as their free and
18 voluntary act and deed for the uses and purposes therein
19 mentioned.

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

22 Hanna Mc Carthy
23 NOTARY PUBLIC in and for the State
24 of Washington, residing at Washougal

PROMISSORY NOTE

\$15,000.00

January
February 31st, 1984.

FOR VALUE RECEIVED, We promise to pay to the order of IVAN ROBISON and ALICE ROBISON, husband and wife, Fifteen Thousand and no/100 Dollars in lawful money of the United States of America, with interest thereon in like lawful money at the rate of sixteen per cent (16%) per annum from date until paid, payable in monthly instalments of not less than Two Hundred Dollars (\$200.00) in any one payment, together with the full amount of interest due on this note at time of payment of each instalment. The first payment to be made on the 1st day of March, 1984, and a like payment on the 1st day of each month thereafter until the whole sum, principal and interest, has been paid; however, this note must be paid in full on or before February 1, 1989.

If any of said instalments are not so paid, the whole sum of both principal and interest to become immediately due and collectible at the option of the holder hereof. And in case suit or action is instituted to collect this note, or any portion thereof, we promise to pay such additional sum as the court may adjudge reasonable as attorney's fees in said suit or action.

This note is made, executed under and is to be construed by the laws of the State of Washington, and is secured by a mortgage on real estate.

Donald Cain
DONALD CAIN*Susan Cain*
SUSAN CAIN

PROMISSORY NOTE - 1