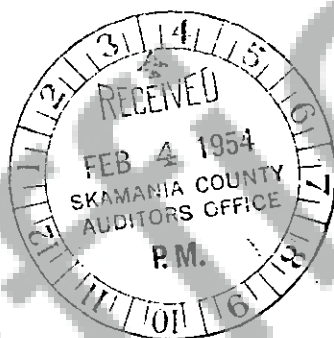


MORTGAGE

THIS MORTGAGE, Made this 25th day of January, 1954, between HENRY A. FULLER and JESSIE FULLER, husband and wife, hereafter called the Mortgagor and ~~XXXXXXXXXXXXXXXXXXXX~~, hereinafter called the Mortgagee, CROWN TILE & SIDING CO. WITNESSETH, That said mortgagor ~~S~~ in consideration of One Thousand Two Hundred Ninety and 55/100 - - - - - (\$1,290.55) - - - Dollars, to them paid by said mortgagee, do hereby grant, bargain, sell and convey unto said mortgagee, its heirs, executors, administrators, successors and assigns, that certain real property situated in Skamania County, State of ~~Oregon~~ Washington bounded and described as follows:

DESCRIPTION OF PROPERTY.

Commencing at the northwest corner of the south half of the northeast quarter of the southwest quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 17, Township 3 North, Range 8 E.W.M.; thence east 21 rods; thence south 38 rods; thence west 21 rods; thence north 38 rods to the point of beginning.



together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, heirs, executors, administrators, successors and assigns forever.

This conveyance is intended as a mortgage to secure the performance of the obligations and covenants herein required of the mortgagor to be kept and performed, and to secure the payment of a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, executed by the mortgagor to the mortgagee and providing for the payment of the aforesaid principal sum of One Thousand Two Hundred Ninety and 55/100

- - - - - Dollars (\$ 1,290.55), payable at the designated office of the holder in monthly installments as follows: \$ 35.85 on the 10th day of March, 1954, and \$ 35.85 on the 10th day of each and every month thereafter until paid in full, together with interest on each installment or portion thereof not paid when due at the rate of 6% per annum from the due date thereof until paid.

And the said mortgagor ~~S~~ covenant to and with the mortgagee, its heirs, executors, administrators, successors and assigns, that they will fully seized in fee simple of said premises and have a valid, unencumbered title thereto and will warrant and forever defend the same against all persons; that they will pay said note, principal and interest, according to the terms thereof; that while any part of said note remain unpaid they 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 before the same may become delinquent; that they 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 they will keep the buildings now on or which may be hereafter erected on the premises insured in favor of the mortgagee against loss or damage by fire and such other casualties as the mortgagee may specify in the sum of \$, in such company or companies as the mortgagee may designate, and will have all policies of insurance on said property made payable to the mortgagee as interest may appear and will deliver all policies of insurance on said premises to the mortgagee as soon as insured; that they will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises.

Now, therefore, if said mortgagor ~~S~~ 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 proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee 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 ~~S~~ shall fail to