

This note is secured by a mortgage of even date upon the following described real property situated in Skamania County, Washington, to-wit:

Lots 10, 11 and 13 and the North 5 feet of Lot 12, Block 1,
Roselawn Addition to the Town of Stevenson, Washington.

Dated this 24 day of May, 1954.

/s/ Leo N. Allen

/s/ Dorothy L. Allen

The mortgagors covenant and agree with the mortgagee as follows: That they are lawfully seized of the property in fee simple and have a good right to mortgage and convey it; that the property is free and clear from all liens and encumbrances of every kind, with the possible exception of one improvement loan, on which the balance is now approximately \$1600.00; that the mortgagors will keep the property free from any encumbrances prior to this mortgage; that the mortgagors will pay the said improvement loan in full and will pay all taxes and assessments levied or imposed on the property hereby mortgaged and/or on this mortgage or the debt hereby secured before delinquency, and will deliver receipts therefor to the mortgagee if so requested; that the mortgagors will not permit waste of the property; that they will keep all buildings now or hereafter placed on the property in good order and repair and will keep the same insured against loss or damage by fire to a sufficient extent to cover any balance remaining due on the note secured by this mortgage, and that they will include in any such fire insurance policy a clause providing for loss payable to the mortgagee, and that they will pay all insurance premiums for such insurance policy.

Should the mortgagors default in any of the foregoing covenants or agreements, then the mortgagee may perform the same and may pay any part or all of the principal and interest of any prior encumbrance or of any insurance premiums or other charges secured hereby, and any amount so paid, with interest thereon at the rate of 8% per annum, shall be repayable by the mortgagors on demand and shall also be secured by this mortgage without waiver of 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 lien asserted against the property and payment thereof by the mortgagee shall establish the right to recover the amount so paid with interest.