

M O R T G A G E

47211

THE MORTGAGORS, W. J. SPOTH and WILMA E. SPOTH, husband and wife, hereinafter referred to as the mortgagors, mortgage to G. E. LOCKE and BERTHA P. LOCKE, husband and wife, the following described real property situate in the County of Skamania, State of Washington:

The South half of the Southeast quarter of the Southeast quarter ( $S\frac{1}{2}$  of  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$ ) of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, EXCEPTING the following described tract of land:

Beginning at the southeast corner of the said Section 27; thence West 16 rods and 20 links; thence North  $12^{\circ}$  East 16 rods; thence East to the east line of the said Section 27; thence South to the place of beginning;

TOGETHER WITH the appurtenances, improvements and fixtures thereon now or hereafter belonging to or used in connection with said property, all of which shall be deemed as a part of the real estate and covered by the lien of this mortgage.

This mortgage is given to secure the performance and agreements hereafter contained and the payment of the sum of THREE THOUSAND DOLLARS (\$3,000.00) and interest according to the terms of a certain promissory note bearing even date herewith, and to secure any sums hereafter advanced by mortgagees to or for the benefit of mortgagors as hereinafter provided in this mortgage.

It is understood that mortgagors are purchasing the above described property by the terms of a real estate contract with H. J. Montague and Florence B. Montague, husband and wife, executed on August 30, 1951. Mortgagors covenant to seasonably make all payments required by said real estate contract and covenant to perform the remaining terms and conditions of the same, but if mortgagors shall fail in any respect to perform the foregoing, then mortgagees may, at their election, make any or all of said payments and the amounts so paid by them shall be added to the amount of the original obligation secured by this mortgage, and shall be in all respects secured by the lien hereof. It is understood that in all things this mortgage shall be a first and prior lien on the aforesaid property subject only to the real estate contract above mentioned, until the same shall be performed, whereupon this mortgage shall immediately attach as a first and prior lien.

