

MORTGAGE

BOOK 30 PAGE 39

47800

THE MORTGAGOR-S, WILLIAM W. GRUBB and BETTY GRUBB, husband and wife,
of SKAMANIA COUNTY mortgage to STARK STREET LUMBER COMPANY,
the mortgagee, the property hereinafter
described to secure the payment of FOUR HUNDRED EIGHTY FOUR AND NO/100

----- Dollars, payable in accordance with the terms of a certain promissory note, bearing even date herewith, and the terms of which are incorporated herein by reference, payable at the designated office of the holder in monthly installments as follows: \$ 13.44 on the 20TH day of DECEMBER, 1954, and \$ 13.44 on the 20TH 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.

The said Mortgagor S, for and in consideration of the premises and the sum of FOUR HUNDRED EIGHTY FOUR AND NO/100 ----- Dollars (\$ 484.00), the payment of which by the Mortgagee to the Mortgagors is hereby acknowledged, have Granted, Bargained, Sold, Conveyed and Confirmed, and by these presents do Grant, Bargain, Sell, Convey and Confirm to the said Mortgagee, his Successors and Assigns, in fee simple, all the Tract, Piece, or Parcel of land lying and situate in the County of SKAMANIA, and State of Washington, described as follows, to-wit:

DESCRIPTION OF PREMISES.

Beginning at a point 899.4 feet North and 292 feet West of the S.W. Corner of the S. E. $\frac{1}{4}$ of Section 26 TP 2 N. R. 6 E. W.M. (Said point being the S. W. Corner of the DuFrane tract): Thence North 6' 23" W. along the Westerly line of said DuFrane tract a distance of 200 feet to N. W. Corner thereof: Thence West 100 feet; Thence South 6' 23" East 200 feet; Thence East 100 feet to the place of beginning. BEING THE SAME PROPERTY CONVEYED TO ED and ANNA BURNS BY LEE BIGGS and EVELYN BROWN BIGGS BY DEED dated July 18, 1938, recorded on page 218, Volume 27, Deed records of SKAMANIA COUNTY, STATE of WASHINGTON.

TO HAVE AND TO HOLD THE SAME, Together with all the tenements, hereditaments, and appurtenances thereto belonging, and the reversions, remainders, rents, issues and profits thereof, and also any and all water rights, water ditches and easements thereto belonging or in anywise pertaining unto the said Mortgagee, his successors and assigns, forever.

PROVIDED, NEVERTHELESS, That if the said Mortgagors, their heirs, executors, administrators or assigns shall well and truly pay all such sum or sums as may be payable according to the terms of the said promissory note, and shall pay all such sum or sums as may become payable by virtue of the terms hereof, and shall well and duly perform all covenants herein contained, by virtue of which the said Mortgagor S, their heirs, executors, administrators and assigns, are legally bound, then this deed shall thereupon become null and void.

THE MORTGAGOR S, for THEMSELVES and their heirs, executors, administrators and assigns, covenants with the Mortgagee, his successors and assigns, that they are indefeasibly seized in fee simple of the said premises; that they have full power and lawful right to convey the same in fee simple; that the same are free from all incumbrances; that the Mortgagors, their heirs, executors, administrators and assigns, will make such further assurances to the Mortgagee, his successors or assigns, as may be necessary to secure the said title in fee simple; that the said Mortgagee, his successors and assigns, shall quietly enjoy and possess the said premises; and that the Mortgagors, for and their heirs, executors, administrators and assigns, Warrants and Covenants that they will forever Defend the said title against the lawful claims of all persons whomsoever.