

REAL ESTATE MORTGAGE

THIS MORTGAGE, made and entered into this 20th day of December 1955
by and between Minnie M. Christensen, a widow

of Stevenson, Washington hereinafter called "MORTGAGOR"
(whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices
at 1220 S.W. Morrison Street, Portland 5, Oregon, hereinafter called "SHELL".

WITNESSETH:

In consideration of the sum of One Dollar (\$1.00) and other good and
valuable consideration, the receipt of which is hereby acknowledged, and to secure
the payment of MORTGAGOR'S indebtedness hereinafter described, and the performance
and observance by MORTGAGOR of the covenants and conditions of this Mortgage,
MORTGAGOR hereby grants, bargains, sells, conveys and mortgages to SHELL the
following described premises situated in the City of Stevenson . . . County
of Skamania , and State of Washington .

Commencing at the S. E. Corner of Block Eight (8) of the town of Stevenson,
according to the official plat thereof on file and of record in the office
of the County Auditor of Skamania County, Washington; thence N. 34° - 30'
W. 30 feet more or less to the outside line of the Southerly wall of the
tile building on land heretofore conveyed to the Northbank Theatre and
Realty Company, a corporation, by deed recorded at page 213 Book 'U' of
Deed Records of Skamania County, Washington; thence S. 55° - 30' W. along
the other line of the edge of the above mentioned theatre building, a dis-
tance of eighty (80) feet, thence North 34° - 30' W. 33 feet; thence S. 55°
30' W. 65 feet; thence S. 34° - 30' E. 63 feet more or less to the N. line
of Second Street; thence N. 55° - 30' E. 145 feet to place of beginning.

together with all rights, privileges and appurtenances thereunto belonging, all
rents, issues and profits therefrom, and all buildings, improvements and
MORTGAGOR'S fixtures now or hereafter located thereon.

This grant is intended as a Mortgage to secure the payment of the
indebtedness to Shell under and in accordance with the provisions of (a) a
certain Financing Agreement of even date herewith between Mortgagor and Shell,
under which Mortgagor may become indebted to Shell for future advances up to a
total sum not exceeding Fifteen Thousand Dollars
(\$ 15,000.00) and (b) a certain Promissory Note of even date herewith, in the
principal sum of Fifteen Thousand Dollars (\$ 15,000.00),
if and when such Promissory Note supersedes said Financing Agreement and Mortga-
gor's indebtedness, if any, thereunder; and the performance and observance by
Mortgagor of all of the covenants and conditions of this mortgage.

If all moneys specified under the aforesaid Financing Agreement or
Promissory Note (as the case may be), with interest thereon according to the
terms thereof, shall be fully paid at the times and in the manner therein
required, and if Mortgagor shall fully perform and observe all of the covenants
and conditions of this mortgage, then this mortgage shall be void and all the
estate hereby granted shall cease and determine.

MORTGAGOR hereby covenants with SHELL: that MORTGAGOR is lawfully