

REAL PROPERTY MORTGAGE

RUBEN F. GRANT and EVELYN GRANT, husband and wife,
hereby mortgage to PERKINS OIL CO., a Washington corporation,
the following described real property situated in Skamania
County, State of Washington, to-wit:

Beginning at the southwest corner of Lot 16 of Block Seven of Riverview Addition to the Town of Stevenson according to the official plat thereof, thence north 55° 30' east 175 feet to the initial point of the tract hereby described; thence north 34° 30' west 105 feet; thence north 55° 30' east to the center of Kanaka Creek Road, so-called and now abandoned; thence southerly along the center of the said road to intersection with the northerly line of State Highway No. 8 as presently located and established; thence south 55° 30' west along the northerly line of the said highway to the initial point.

Beginning at the intersection of the southerly line of the road known and designated as Vancouver Avenue and the center line of the Kanaka Creek Road, so-called and now abandoned; thence southeasterly following the center of the said Kanaka Creek Road to the northerly line of State Highway No. 8; thence northeasterly following the northerly line of the said highway to intersection with the center of Kanaka Creek; thence northerly following the center of Kanaka Creek to a point due east of the point of beginning; thence west to the point of beginning.

SUBJECT to right of way for State Highway No. 8, and easement for highway slopes and embankments granted to the State of Washington by deed dated April 9, 1949, recorded at page 405 of Book 32 of Deeds, records of Skamania County, Washington.

The within mortgage is given to secure mortgagee for all costs incurred by it in the acquiring of fixtures and equipment and installing same, consisting in part of pumps, tanks, piping, plumbing and other personal property to be installed by mortgagee upon the hereinbefore described real property; that upon the installation thereof, and said property being put in condition to be utilized as a service station, the mortgagors shall, within thirty days thereafter, execute a promissory note payable to the mortgagee and deliver the same to it, covering all of the costs of furnishing the materials and installing the same upon said real property. Said note shall bear interest at the rate of 6% per annum, computed and payable monthly.