

52614

M O R T G A G E

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The Mortgagors, STANLEY O. TELECKY and EMILY I. TELECKY, husband and wife, hereinafter called the "Mortgagors", mortgage to GRACE LOCKE, a widow, hereinafter called the "Mortgagee", the following described real property situated in the County of Skamania, State of Washington, to-wit:

The Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 8, Township 1 North, Range 5 E.W.M., EXCEPT one acre located in the northeast corner thereof and described as follows: Beginning at the northeast corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the said Section 8; thence south 208.71 feet; thence west 208.71 feet; thence north 208.71 feet; thence east 208.71 feet to the point of beginning. SUBJECT to a water right to take water for domestic purposes from a certain spring on the above described real estate, together with an easement 10 feet in width for a water pipeline as now located running from said spring to a parcel of real estate granted to Gordon C. Locke by Deed dated July 18, 1957.

together with the appurtenances, and all awnings, screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus and fixtures now or hereafter belonging to or used in connection with the property, all of which shall be construed as a part of the realty.

To secure the performance of the covenants and agreements hereinafter contained, and the payment of \$3,738.21, with interest from September 1, 1957, until paid, according to the terms of a certain Promissory Note bearing even date herewith.

The mortgagors covenant and agree with the mortgagee as follows: That they are lawfully seized of the property in fee simple and have good right to mortgage and convey it; that the property is free from all liens and encumbrances of every kind except as herein set forth; that they will keep the property free from any encumbrances prior to this mortgage; that they will pay all taxes and assessments levied or imposed on the property and/or on this mortgage or the debt hereby secured, at least ten days before delinquency, and will immediately deliver proper receipts therefor to the mortgagee; that they will not permit waste of the property; that they will keep all