

53598

M O R T G A G E

THE MORTGAGORS, J. L. LEDGETT and LAVERNE LEDGETT, husband and wife, hereinafter referred to as the mortgagors; mortgage to J. H. SWANBERG and ELNA L. SWANBERG, husband and wife, and ROBERT L. SWANBERG and RUBY P. SWANBERG, husband and wife, the interest of mortgagors in the following described real property situate in the County of Skamania, State of Washington:

The Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), the West Half of the Southeast Quarter (W 1/2 SE 1/4), and the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4), of Section 10, Township 3 North, Range 6 E. W. M.; containing 160 acres, more or less.

To secure the performance of the covenants and agreements hereinafter contained and the payment of Four Thousand Four Hundred Fifty and no/100 (\$4,450.00) Dollars with interest from date until paid, according to the terms of a certain promissory note bearing even date herewith.

The mortgagors covenant and agree with the mortgagees as follows: that he has good right to mortgage and convey his interest in such property and that the property is free from all liens and encumbrances of every kind; that he will keep the property free from any encumbrances prior to this mortgage; that he will pay all taxes and assessments levied or imposed upon his interest in 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 he will not permit waste of the property;

Should the mortgagors default in any of the foregoing covenants or agreements, then the mortgagees may perform the same and may pay any part or all of principal and interest of any prior encumbrance or other charges secured hereby, and any amount so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgagor on demand, and shall also be secured by this mortgage without waiver of any right or other remedy arising