

costs and expenditures for the preservation and protection of this lien, or (3) to pursue any remedy for it by law provided: *Provided, however,* That each right, power, or remedy herein conferred upon the Government is cumulative to every other right, power, or remedy of the Government whether herein set out or conferred by law, and may be enforced concurrently therewith.

14. That all moneys advanced or expended by the Government as herein provided, including the costs of evidence of title to and survey of said property, reasonable attorneys' fees, court costs, and other expenses incurred in enforcing the provisions hereof, with interest at four percent (4%) per annum until repaid, shall become a part of the indebtedness herein secured and shall be payable by the Borrower to the Government immediately after such expenditure and without demand, in lawful money of the United States, at the place designated in the promissory note or at such other place as the Government may designate.

15. That the Government may foreclose this mortgage in a court of competent jurisdiction in accordance with the laws made and provided therefor and existing at the time of commencement thereof.

16. That should this said property be sold under foreclosure: (1) the terms and conditions of said sale shall be agreeable to the Government; (2) the Government or its agent may bid at such sale and purchase said property as a stranger; (3) the Borrower will pay a reasonable attorney's fee to the Government for the foreclosure thereof, together with any costs, fees, and expenses incurred in connection therewith; and (4) the Borrower does hereby expressly waive all rights to the possession of said property during the period of redemption notwithstanding the fact that said property was, at the time of the said sale, being used as a homestead or as farming land, and the Borrower does hereby waive all exemptions which he has or to which he may be entitled under the Constitution and laws of the State of Washington.

17. That application of the proceeds of such sale shall be made in the following order: (1) to the payment of the cost of foreclosure, including expenses of advertising, selling, and conveying such property, abstract of title, a reasonable attorney's fee, court costs, and other expenses incident and necessary thereto; (2) to the payment of any amounts that shall have been expended by the Government or that may then be necessary to expend in the payment of insurance premiums, taxes, or other expenditures as herein provided, with interest thereon as aforesaid; (3) to the payment in full of the note herein secured, whether the same shall or shall not have fully matured at the time of said sale; (4) to the payment of secondary liens duly approved and allowed by the court; and (5) the balance, if any, shall be delivered to the Borrower.

THIS MORTGAGE is subject to the regulations of the Farmers Home Administration, now or hereafter in effect, and to the Housing Act of 1949.

Given under our hands and seals this the 14th day of July, 1958

Route 2, Box 585, Washougal, Washington  
(Mall address)

Phil C. Heltzel [SEAL]  
(Husband)

Same  
(Mall address)

Maggie Lou Heltzel [SEAL]  
(Wife)

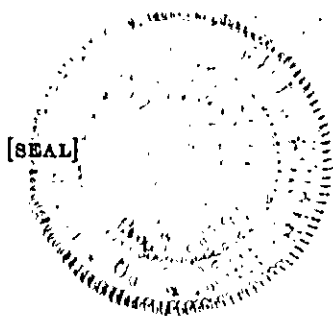
#### ACKNOWLEDGMENT

STATE OF WASHINGTON

County of Clark

On this day personally appeared before me Phil C. Heltzel and Maggie Lou Heltzel to me known to be the individual or individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14th day of July, 1958



Harold R. Humphreys  
Notary Public in and for the State of Washington  
residing at Vancouver, Wash

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