

WASHINGTON

REAL ESTATE MORTGAGE

THE MORTGAGOR(S), Edward & Vivian ChaseColumbia Materials Co.

hereby mortgage(s) to

of Shamania, the following described property situated in the County
of Shamania, State of Washington:

The West Half of that Certain tract of land in the
Julia & Iman D L C described as being in the Northeast
Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of section
2, Township 2 North, Range 7E W 4, conveyed
to Grant B. Morrison by deed dated Dec. 27, 1910
and recorded Jan. 5, 1911 at page 36 of Book N of Deeds
Records of Shamania County, Washington, the tract hereby
described being bounded on the east by a line drawn south
from the center of the north line of the tract conveyed to the
said Grant B. Morrison together with all improvements thereon and appurtenances thereto, including shades,
screens, plumbing, heating, gas and electric fixtures, watering and irrigating
apparatus and fixtures, now or hereafter belonging to or used in connection with the
above described premises, and together with all waters and water rights of every kind
and description, which now or hereafter may be appurtenant to said premises or any
part thereof, or incident to the ownership thereof, or any part thereof, or used in
connection therewith; and together with all interest in said premises that the mort-
gagor(s) may hereafter acquire, and all the rents, issues and profits of said
property.

This mortgage is given to secure the performance of the covenants and agreements
hereinafter contained, and to secure the payment of the debt represented by a certain
promissory note made by the mortgagor(s) to the order of the mortgagee of even date
herewith, and the terms of which are incorporated herein by reference, in the amount
of Three thousand three hundred forty and 80/100
(\$ 3340.80), payable at the designated office of the holder in monthly install-
ments as follows: \$ 55.68 on the 20th day of December
1960, and \$ 55.68 on the 20th day of each and every month thereafter
until paid in full, together with interest on each installment or portion thereof not
paid when due at the rate of 6% per annum from the due date thereof until paid.

The mortgagor(s) covenant(s) and agree(s) during the continuance of this mortgage,
to pay all taxes and assessments levied or imposed upon said premises and upon this
mortgage or upon the debt hereby secured, at least ten days before delinquency; to
keep the premises free from any incumbrance prior to this mortgage; not to commit or
suffer waste thereon; to keep all buildings thereon in good repair and unceasingly
insured against loss or damage by fire in a company satisfactory to the mortgagee, in
a sum not less than the unpaid balance of the indebtedness secured hereby; to deposit
all policies of insurance with the mortgagee, with attached mortgagee payable clause
satisfactory to the mortgagee.

Should the mortgagor(s) be or become in default in any of the foregoing covenants
or agreements, then the mortgagee may perform the same, and the mortgagee may pay any
parts or all of principal and interest of any prior incumbrance, and all expenditures
made by the mortgagee under any of the covenants or agreements herein, shall draw the
highest rate of interest that may now lawfully be contracted for in writing, and all
such expenditures shall be repayable by the mortgagor(s) on demand, and together with
interest thereon, shall be secured by this mortgage.

