

the sums hereby secured, or in the performance of any of the covenants or agreements herein contained, then, in any such case, the unpaid balance, with accrued interest and all other indebtedness hereby secured, shall, at the election of the mortgagee, become immediately due without notice, and this mortgage may be foreclosed.

In any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or in any suit which the mortgagee may be obliged to defend to protect the unimpaired priority of the lien hereof, the mortgagor(s) agree to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agree to pay the reasonable costs of searching records and insuring the title, and such sums shall be secured hereby and included in the decree of foreclosure.

In the event of the passage hereafter of any law of the State of Washington deducting from the value of land for the purpose of taxation any lien thereon, or providing for the taxation of mortgages or debts secured by mortgage, or changing the manner of the collection of taxes, so as to affect the interest of the mortgagee, the holder of this mortgage or of the debt which it secures, shall have the right, upon thirty days' written notice to the last known owner of the mortgaged property to accelerate the maturity of the entire mortgage indebtedness and require immediate payment thereof.

The mortgagor(s) consent to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale of said property.

Dated this 5th day of November, 1960.

Edward F. Chase

William B. Chase

STATE OF WASHINGTON)
County of Skamania) ss.

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on the 5 day of November, 1960, personally appeared before me Edward F. Chase and William B. Chase to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Donald C. Thibet

Notary Public for the State of Washington
Residing at Stevenson, Wn.

The West Half of that certain tract of land in the Felix G. Iman D. L. C. described as being in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 2, Township 2 North, Range 7 W. W. M., conveyed to Frank B. Morrison by deed dated December 27, 1910, and recorded January 5, 1911, at page 36 of Book N of Deeds, Records of Skamania 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 Fran B. Morrison; EXCEPT the north 500 feet thereof; AND EXCEPT a tract conveyed to L. T. Coffman by deed dated November 10, 1925, and recorded November 14, 1925, at page 449 of Book U of Deeds; AND EXCEPT a tract conveyed to Irene White by deed dated April 3, 1947, and recorded May 13, 1947, at page 365 of Book 31 of Deeds; AND SUBJECT to easements for county road rights of way and water pipeline of the Town of Stevenson. EXCEPT that portion thereof claimed by Richard L. Peterson lying south of the county road known as Red Bluff Road.