

THIS MORTGAGE, Made this 2nd day of May, 1961, by F. ARDEN SYKES AND CONSTANCE E. SYKES, husband and wife.

hereinafter called Mortgagor, to PORTLAND FEDERAL SAVINGS & LOAN ASSN., a corporation operating under the law of the United States. hereinafter called Mortgagee,

WITNESSETH, That said mortgagor, in consideration of TWO THOUSAND THREE HUNDRED SIXTY-NINE AND 23/100# Dollars, to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Skamania County, State of Oregon, bounded and described as follows, to-wit:

Lots Three (3) and Twelve (12), Block C, PRENDLE ADDITION, in the County of Skamania, and the State of Washington.

"In the event of sale of the above described real property, or any part thereof, or alteration, repair, remodeling, addition or removal of any building or buildings now or hereafter upon said property, without first obtaining the written consent of the mortgagee; this mortgage shall become immediately due and payable."

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage.

To Have and to Hold the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of a certain promissory note, described as follows:

"A promissory note of even date herewith for the amount of the consideration above set forth, payable in 60 equal monthly installments of \$39.49 each".

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises and has a valid, unencumbered title thereto except vendor's lien or interest of under contract

for sale of property above described to mortgagors herein.

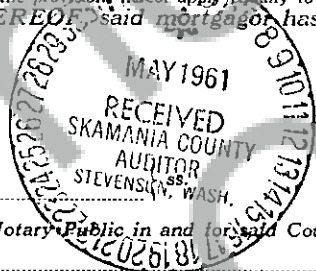
and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest according to the terms thereof; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and payable and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the

buildings now on or which may be hereafter erected on the premises insured in favor of the mortgagee against loss or damage by fire in the sum of \$10,000.00 in such company or companies as the mortgagee may designate, and will have all policies of insurance on said property made payable to the mortgagee as his interest may appear and will deliver all policies of insurance on said premises to the mortgagee as soon as insured; that he will keep the building and improvements on said premises in good repair and will not commit or suffer any waste of said premises. Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if proceedings of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrances or insurance premium as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay any sums so paid by the mortgagee. And if suit be commenced to foreclose this mortgage, the attorney's fees provided for in said note shall be included in the lien of this mortgage. Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively. In case suit or action is commenced to foreclose this mortgage, the Court may, upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same to the payment of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand and seal the day and year first above written.

Washington  
STATE OF OREGON;  
County of



F. Arden Sykes (SEAL)  
Constance E. Sykes (SEAL)  
On this 2nd day of May, 1961

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

known to me to be the identical individual.... described in and who executed the within instrument and acknowledged to me that.... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.  
My Commission expires May 26, 1964

No.

Portland, Oregon, May 2, 1961

\$ 2369.23

FOR VALUE RECEIVED, I promise to pay to the order of Aldisco, Inc. AT PORTLAND FEDERAL SAVINGS AND LOAN ASSOCIATION, the sum of Two thousand three hundred sixty-nine Dollars, said sum to be payable in 60 monthly instalments as follows: \$ 39.49 on the 15th day of June, 1961, and like amount on the 15th day of each and every month thereafter until the 15th day of May, 1966, on which said date the entire balance of principal then unpaid shall become due and payable, with interest thereon at the rate of six per cent from maturity until paid. Principal and interest payable in legal tender of the United States of America. The maker hereof may pay one or more instalment payments prior to due date, provided such prepayment is in even multiples of the stipulated monthly instalments.

If any instalment of principal or interest be not paid when due, the holder hereof may at its option declare the entire unpaid balance of principal and all accrued interest to become immediately due and payable. Should any instalment due hereunder become more than fifteen days in arrears, the maker agrees to pay to the holder hereof a "late charge" of five cents for each dollar of said arrearage, but in no case will the late charge assessed exceed \$5.00 in respect of any one delinquent payment.

In case suit or action is instituted to collect this note or any part thereof, I promise to pay, in addition to the costs provided by statute, such sums as the court may adjudge as reasonable attorneys' fees therein, and at the option of the holder hereof the venue of said suit may be laid in Multnomah County.

For value received, each and every party who signs or endorses this note, or becomes liable, either now or hereafter, for the payment of this note, save parties endorsing without recourse on the reverse side hereof, severally waives presentment, demand, protest and notice of non-payment hereof, binds himself hereon as a principal, and not as surety, and agrees to remain bound hereon notwithstanding any extension that may be made to any party liable on this note.

ADDRESS:

Rt 2, Box 369, Washougal, Washington

/S/ F. Arden Sykes

/S/ Constance E. Sykes