

REAL ESTATE MORTGAGE

BOOK

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THE MORTGAGORS James K. Gowin and Flora M. Gowin, husband and wife

mortgages to G. E. Lovell

to secure payment of the sum of Two Thousand Two Hundred eighty four Dollars
 (\$ 2284), together with interest thereon at the rate of eight
 per cent per annum from date until paid, according to the tenor of one
 certain promissory note bearing even date herewith date made
 by James K. Gowin and Flora M. Gowin
 payable on the day of 1961
 to the order of G. E. Lovell

the following described real estate

Lots three and four in Block 5, of Upper Cascades Addition to the
 Town Of Stevenson, according to the official plat thereon, except
 the west twenty feet of said lot 4.

Also commencing at a point 20 feet east of the southwest corner
 of Lot 2, in Block 5 in said Upper Cascades Addition, thence East
 94 feet, thence North 10 feet; thence west 94 feet; thence south
 10 feet to the place of beginning.

Also That part of Willard St adjacent to the above described tracts
 vacated by order of the Board of County Commissioners of Skamania
 County on May 2nd, 1927.

The note secured by the above is due, according to its terms
 at \$60.00 per month commencing December 1st 1961, and payable
 \$60.00 a month, until fully paid

situated in the County of Skamania, State of Washington.

THE MORTGAGOR covenants lawful seizin of the premises in fee simple, good right and lawful
 authority to convey and mortgage the premises in the manner and form aforesaid, that the prem-
 ises are free from encumbrance, that he will warrant and defend the same forever against the lawful
 claims and demands of all persons whomsoever, and that this covenant shall not be extinguished by
 any foreclosure hereof, but shall run with the land.

THE MORTGAGOR agrees to keep the premises free from statutory liens of every kind, and to
 pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every
 nature on said premises, or any part thereof, and to keep all buildings and improvements now or
 hereafter placed on the property in good repair and unceasingly insured against loss or damage by
 fire to the extent of the full insurable value thereof, for the benefit of the mortgagee and deliver all
 policies and renewals to the mortgagee.

Time is the essence hereof, and if any of said sums of money herein referred to be not promptly
 and fully paid after the same severally become due and payable, or if default be made in the perform-
 ance of any of the stipulations, agreements, conditions or covenants contained in this mortgage, or
 in said note, then the balance of unpaid principal 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; but the failure of the mortgagee to exercise such option in any one
 or more instances shall not be considered as a waiver of the right to exercise such option in case of
 any default.

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 effect or protect the lien here-
 of, the mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and legal expenses
 in connection with such suit, and further agrees to pay the reasonable costs of searching records
 and abstracting or insuring the title, and such sum shall be secured hereby and included in the
 decree of foreclosure.

IN WITNESS WHEREOF, said mortgagor

has subscribed and sealed this instrument at Stevenson,

Washington, this 30th,

day of October, 1961

Signed, Sealed and Delivered in Presence of

Helene Lee

Notary Public for Washington

James K. Gowin (SEAL)

Flora M. Gowin (SEAL)

(SEAL)

