

THIS MORTGAGE, Made this 15th day of August, 1962,
by BESSIE M. RYNEARSON, a widow Mortgagor,
to MABEL J. KLINE, a widow Mortgagee,

WITNESSETH, That said mortgagor, in consideration of FOUR THOUSAND and no/100ths (\$4,000.00) 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 Washington, bounded and described as follows, to-wit:

Lots 12 and 13 of Block 8 of RIVERVIEW ADDITION TO THE TOWN OF STEVENSON according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.



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 promissory note, of which the following is a substantial copy:

Stevenson, Washington Aug. 15, 1962
\$ 4,000.00 we, jointly and severally promise to pay to the order of
For value received MABEL J. KLINE at Portland, Oregon
FOUR THOUSAND and no/100ths - DOLLARS,
in lawful money of the United States of America, with interest thereon in like lawful money at the rate of
ten per cent. per annum from date hereof until paid, payable in monthly
installments of not less than \$ 100.00 in any one payment, including the full amount of
interest due on this note at time of payment of each installment. The first payment to be made on the 5th
day of September, 1962, and a like payment on the 5th day of each month thereafter, until the
whole sum, principal and interest, has been paid; if any of said installments are not so paid, the whole sum of
both principal and interest to become immediately due and collectible at the option of the holder of this note.
In case suit or action is instituted to collect this note, or any portion thereof, we
promise to pay such additional sum as the Court may adjudge reasonable as attorney's fees in said suit or action.
Due 1968 /s/ Bessie M. Ryncarson
At Portland, Oregon /s/ Larry Alden Douglas
No. /s/ Betty Louise Douglas

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

and will warrant and forever defend the same against all persons; that he will pay said note(s), principal and interest, according to the terms thereof; that while any part of said note(s) 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(s) 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 \$ 4,000.00 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 buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises.