

MORTGAGE

BOOK 40 PAGE 233

THE MORTGAGORS, Christian L. Engleman and Nancy E. Engleman, husband and wife; the former also known as C. L. Engleman, of Skamania County hereby mortgage to THE RIGGS NATIONAL BANK OF WASHINGTON, D.C., MORTGAGEE, the following described real property situate in the County of Skamania, State of Washington, to-wit:

The Northeast Quarter (NE $\frac{1}{4}$), and the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), of Section 18, Township 2 North, Range 5 E.W.M.

The within described property is not used principally for agricultural or farming purposes.

TOGETHER with all fixtures and articles of personal property owned by the Mortgagors and now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the above described real property, and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property, including but without being limited to all screens, awnings, storm windows and doors, window shades, inlaid floor coverings, refrigerators, boilers, tanks, furnaces, radiators, vaults and furnishings of every kind, and all heating, lighting, plumbing, gas, electricity, ventilating, refrigerating, air conditioning, and incinerating equipment of whatever kind and nature, elevating and watering apparatus, furnace and heating systems, water heaters, burners, and fuel storage bins and tanks and irrigation systems, and all built-in mirrors and cupboards and cabinets, and all trees, gardens and shrubbery, and also including installed ovens, dishwashers, dryers and intercommunication systems, all of which fixtures and articles of personal property are hereby declared and shall be deemed to be fixtures and accessory to the freehold and a part of the realty as between the parties hereto, their successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be subject to the lien of this mortgage, all to secure the payment of the principal sum of SIXTY FIVE THOUSAND AND NO/100-----(\$65,000.00) Dollars and the interest thereon from December 31, 1962 at the rate of 5 $\frac{1}{2}$ percentum per annum until paid, as evidenced by and made payable according to the terms of a certain promissory note signed by the Mortgagors to the order of the Mortgagee, dated December 31, 1962 and payable ninety days after date, and as may hereafter be evidenced by and be made payable according to the terms of one or more notes issued in renewal or extension of said note dated December 31, 1962.

Said principal sum together with the interest thereon and said note or notes are hereinafter referred to as the Secured Debt.

The Mortgagors, for themselves and for their heirs and assigns, have covenanted and agreed, and do hereby covenant and agree to and with the Mortgagee, its successors or assigns, as follows: They have a valid and unencumbered title in fee simple to said premises, except insofar as a mortgage made by the Mortgagors on September 16, 1961 may constitute an encumbrance on said premises; they have the right to mortgage the same; they will not, except as to said mortgage of September 16, 1961, suffer or permit said premises to become subject to any lien or encumbrance that shall have precedence over this mortgage; they will neither do nor suffer waste; they will keep all buildings and improvements located upon said premises in good condition and repair, and no building or other improvement will be removed or demolished without the consent of the Mortgagee; and the