

61205

- SECOND MORTGAGE -

40-1276

REAL ESTATE MORTGAGE
SHORT FORM
FOR WESTERN WASHINGTON

THE MORTGAGOR S, JOHN A. MELROSE and MAXINE H. MELROSE, husband and wife,
hereinafter referred to as the mortgagor, mortgages to WALTER G. HOCKINSON and ALMA M. HOCKINSON,
husband and wife,
the following described real property situate in the county of Skamania, State of Washington:

Lot 2 and the North Half (N $\frac{1}{2}$) of Lot 3, Block One of CASCADES
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.

The lien of this mortgage is junior to the lien of a
mortgage of even date herewith executed by the mort-
gagors to the Bank of Stevenson.



together with the appurtenances, and all awnings, screens, mantels, and all plumbing, lighting, heating, cooling,
ventilating, elevating and watering apparatus and fixtures now or hereafter belonging to or used in connection
with the property, all of which shall be construed as a part of the realty.

To secure the performance of the covenants and agreements hereinafter contained, and the payment of
TWO THOUSAND FIVE HUNDRED and No/100- - - - (\$2,500.00)- - - - - dollars
with interest from date until paid, according to the terms of one certain promissory note bearing
even date herewith

The mortgagor covenants and agrees with the mortgagee as follows. that he is lawfully seized of the prop-
erty in fee simple and has good right to mortgage and convey it; that the property is free from all liens and
incumbrances of every kind; that he will keep the property free from any incumbrances prior to this mortgage;
that he will pay all taxes and assessments levied or imposed on the property and/or on this mortgage or the debt
thereby secured, at least ten days before delinquency, and will immediately deliver proper receipts therefor to
the mortgagee; that he will not permit waste of the property; that he will keep all buildings now or hereafter
placed on the property in good order and repair and unceasingly insured against loss or damage by fire to the
extent of the full insurable value thereof in a company acceptable to mortgagee and for the mortgagee's benefit,
and will deliver to mortgagee the policies, and renewals thereof at least five days before expiration of the old
policies.

Should the mortgagor default in any of the foregoing covenants or agreements, then the mortgagee may
perform the same and may pay any part or all of principal and interest of any prior incumbrance or of insur-
ance premiums or other charges secured hereby, and any amount so paid, with interest thereon at the highest
legal rate from date of payment shall be repayable by the mortgagor on demand, and shall also be secured by
this mortgage without waiver of any right or other remedy arising from breach of any of the covenants hereof.
The mortgagee shall be the sole judge of the validity of any tax, assessment or lien asserted against the prop-
erty, and payment thereof by the mortgagee shall establish the right to recover the amount so paid with interest.

Time is of the essence hereof, and if default be made in the payment of any of the sums hereby secured,
or in the performance of any of the covenants or agreements herein contained, then in any such case the remain-
der 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.

In any action 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 agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with
such suit and also the reasonable cost of searching records, which sums shall be secured hereby and included in
any decree of foreclosure.

Dated at Stevenson, Washington, this 2nd day of March, 1963.

John A. Melrose (SEAL)
Maxine H. Melrose (SEAL)