

REAL PROPERTY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That the undersigned GLEN L. SHOEMAKER and JOYCE SHOEMAKER, husband and wife, hereinafter referred to as "Mortgagor", do by this instrument mortgage unto ELMER F. McDANIELS and ANNA E. McDANIELS, husband and wife, hereinafter referred to as "Mortgagee", the following described real property situated in Skamania County, State of Washington, to-wit:

Lot Forty-eight (48), Washougal Riverside Tracts according to the plat thereof recorded in the office of the County Auditor of said County.

This mortgage is given to secure the performance of the covenants and agreements herein contained and the payment of the sum of ONE THOUSAND DOLLARS (\$1,000.00), with interest, according to the terms of one certain promissory note executed by Mortgagor to Mortgagee bearing even date herewith.

Mortgagor covenants and agrees as follows: That Mortgagor is lawfully seized of the property herein described in fee simple, and that he has a good and lawful right to mortgage the same as herein provided; that the real property described herein is free of all liens or encumbrances of every kind or nature except as may be herein mentioned, and except as to one certain mortgage thereon to Clarke County Savings and Loan Association in the principal sum of \$8,000.00; that Mortgagor will seasonably pay all taxes and municipal or other governmental assessments of every kind and nature hereafter levied on the property; that Mortgagor will punctually pay and perform the terms and conditions of the aforesaid prior mortgage according to the terms of the same; that Mortgagor will permit no waste of the property and will at all times keep and maintain said premises and any and all buildings or other improvements thereon in a clean and sanitary condition and in a good state of repair and maintenance; that Mortgagor will at all times during the life of this mortgage keep any insurable buildings on the above described property continually insured against fire and extended coverage to the full insurable value of the same, with proceeds of such insurance payable to Mortgagee as his interest shall appear, and Mortgagor covenants in all things concerning the mortgaged property to manage and protect said premises so as to preserve rather than to diminish the Mortgagee's security interest therein. In event that Mortgagor shall fail or neglect to pay and/or perform any of the foregoing, then Mortgagee may, at his election, pay or perform such covenants and conditions or may, at his election, pay any or all of the aforesaid prior mortgage, and any amounts so paid shall be forthwith repayable by Mortgagor on demand and shall likewise be added to and secured by the lien of this mortgage.

Time is of the essence hereof, and if default shall be made in the payment of any sums secured hereby, or in the performance of the several terms and conditions of this mortgage, then and in such event all sums secured hereby shall become immediately due and payable, and the Mortgagee may, at his election, proceed to foreclose this mortgage as provided by law. In event of any such foreclosure action, or in event that Mortgagee shall become obligated to defend any suit to protect the priority and lien of this mortgage, then Mortgagor agrees to