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(c) All costs, expenses, fees and other expenditures, together with interest thereon, for which Mortgagor may become indebted to Mortgagee or for which Mortgagee shall become entitled to repayment pursuant to the warranties, covenants and agreements on the part of Mortgagor set forth herein or in the above described note or extension or renewal thereof.

MORTGAGOR'S WARRANTIES, COVENANTS AND AGREEMENTS

Mortgagor hereby warrants to and covenants and agrees with Mortgagee, until all of the Indebtedness has been fully paid and discharged, as follows:

1. Mortgagor is the sole owner of the Property in fee simple and the Property is free of liens and encumbrances except for that certain Mortgage, dated December 1, 1960, between William Neill, as Mortgagee, and Roland E. Schedeen, as Mortgagor, which Mortgage was recorded on October 6, 1961, in Volume 39 of Mortgages, page 36, records of Skamania County, Washington. Mortgagor covenants and agrees that the obligation that is secured by the above described Mortgage will be paid according to its terms and that the obligation secured by said Mortgage shall at no time exceed the total of \$1,500.

2. Mortgagor shall pay all taxes and other charges levied upon the Property, this Mortgage or the Indebtedness before the same become delinquent, and shall keep the Property free of all encumbrances impairing Mortgagee's security.

3. In the event of any default in compliance with any provision in paragraph 2 above, Mortgagee may at its option effect such complaine and recover from Mortgagor on demand