

less reasonable expense of collection, upon the indebtedness secured hereby until all delinquent payments are made, and any amount advanced by the mortgagee for any of said purposes shall be secured hereby, with interest at 10% per annum, and be repayable on demand; and it is expressly agreed that in the event of any default of the mortgagors of any covenant, term or condition of this mortgage, whether in the payment of any installment due or not, then the mortgagee shall, as a matter of right, be entitled to the appointment of a Receiver at the time of filing its action for foreclosure hereof, or at any time thereafter, such Receiver to take possession of the property, conserve the same, and collect the rents therefrom, and apply the same to the reduction of any debt secured hereby.

The mortgagors further agree that they will pay to the mortgagee the necessary traveling expenses of its agents or attorneys incurred for the purpose of inspecting the property herein described or in the collection of such indebtedness or the protection of its security, if such traveling expenses are incurred at a time when the mortgagors are in default.

Wherever alterations or improvements are commenced on the property covered by this mortgage, or wherever the sum or any part of the sum secured hereby is advanced for the purpose of construction, alteration or improvement of any building, the mortgagors covenant and agree that the construction, alteration or improvement will be completed within a period of six months from the date hereof, and if not so completed the mortgagee, at its option, may complete such construction, alteration or improvement and any sum expended or advanced for that purpose, with interest thereon at the rate of 10% per annum, shall be repaid on demand and shall be secured hereby, and the mortgagee may declare the whole sum secured by this mortgage due and payable forthwith and without demand and may foreclose this mortgage.

The mortgagors consent to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale of said property upon foreclosure hereof.

Dated at Longview, Washington, this 19th day of December, 1968.

E. I. Miller (Seal)

Lois L. Miller (Seal)

STATE OF WASHINGTON } ss.
County of Cowlitz

THIS IS TO CERTIFY, that on this 19th day of December, A. D. 1968, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally came

E. I. Miller and Lois L. Miller

to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

[Signature]
Notary Public in and for the State of Washington, residing at

Longview



70692

REAL ESTATE MORTGAGE

FROM

TO

STATE OF WASHINGTON } ss.
COUNTY OF SEAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

[Signature]

OF

AT 11:20 A. Dec 26 19 68

WAS RECORDED IN BOOK 47

OF 2079 AT PAGE 200

RECORDS OF SEAMANIA COUNTY, WASH

[Signature]

COUNTY AUDITOR

[Signature]

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