

THIS MORTGAGE, Made this 23 day of January, 19 69
by Lee A. Bush & Nancy M. Bush
Rt. 2, Box 269-A of Washougal in Skamania
County, State of Washington, Mortgagors, and BENEFICIAL FINANCE CO. OF Vancouver, a corporation or-
ganized and existing under the laws of the State of Washington, Mortgagee,

WITNESSETH: That the Mortgagors do hereby mortgage to the Mortgagee the following-described real estate situate in
the County of Skamania and State of Washington:

Beginning at the quarter corner in the West line of Section 32, Township
2 North, Range 5 East of the Willamette Meridian in Skamania County,
Washington; thence Southerly along the West line of said Section 32,
South 2°22' West 1680.93 feet to an intersection with the center line of
the County Road; thence northeasterly along the center line of the County
Road to the center line running East and West through said Section 32;
thence Westerly along the said line running East and West through the
center of said Section 32 to the quarter corner in the West line of said
Section 32, which is the point of beginning, containing 37 acres, more
or less, excepting however all public roads included within the above
description.

Together with all rents, issues and profits therefrom and all appurtenances and hereditaments appertaining thereto, in-
cluding all heating, plumbing, lighting, cooling, ventilating, elevating and watering apparatus and fixtures now or hereafter
belonging to or used in connection with said property, all of which shall be construed as part of the reality.

The Mortgagors covenant and agree with the Mortgagee as follows: that they are lawfully seized of the property in fee
simple and have good right to mortgage and convey the same; that the property is free from all liens and encumbrances of
all kind, except as aforesaid; that they will pay all taxes and assessments on the property, to whomsoever laid and assessed,
not less than 10 days before delinquency and will immediately deliver proper receipts therefor to the Mortgagee; that they will
neither commit nor permit any waste or strip of the property; and that they 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 and other appropriate hazards in
such amounts and with such carriers as the Mortgagee shall approve.

If the Mortgagors should 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 encumbrance or of insurance 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 repay-
able by the Mortgagors on demand, and also shall be secured by this mortgage without waiver of any right or other remedy aris-
ing 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 property, and payment thereof by the Mortgagee shall establish the right to recover the amount so
paid with interest.

This mortgage is given to secure the repayment of a loan evidenced by a promissory note of even date herewith, in the
Principal Amount of Loan of \$ 1000, repayable over a term of 25 months. The amount of said
promissory note includes Precomputed Charges computed at the rate of 3% per month on that part of the unpaid principal bal-
ance not exceeding \$300, 1½% per month on that part of the unpaid principal balance exceeding \$300 but not exceeding \$500
and 1% per month on any remainder of such unpaid principal balance exceeding \$500. If said loan is not paid at the Final Due
Date, as shown on said promissory note or as deferred, the unpaid balance of the said Principal Amount of Loan shall bear
charges thereafter at said agreed monthly rate.

If there be only one mortgagor, all plural words herein referring to Mortgagors shall be construed in the singular.

IN WITNESS WHEREOF the said Mortgagors have hereunto set their hands and seals on the Date of Loan first above
written.

Witness

Witness

Witness

Lee A Bush (Seal)

Nancy M. Bush (Seal)