

USDA-FHA  
Form FHA 427-1 Wash.  
(Rev. 4-4-68)

REAL ESTATE MORTGAGE FOR WASHINGTON  
(INSURED LOANS TO INDIVIDUALS)

KNOW ALL MEN BY THESE PRESENTS, Dated April 24, 1969

WHEREAS, the undersigned FRED B. SEXTON and ARDITH E. SEXTON,

husband and wife,

residing in Skamania County, State of Washington, whose post office  
address is Route 1, Box 22-C, Stevenson

Washington 98648,  
herein called "Borrower," are (is) justly indebted to the United States of America, acting through the Farmers Home Admin-  
istration, United States Department of Agriculture, herein called "Government," as evidenced by a certain promissory note,

herein called "the note," dated April 24, 19 69, for the principal sum of

FOURTEEN THOUSAND NINE HUNDRED AND NO/100 - - - Dollars (\$ 14,900.00), with interest at the

rate of five and one-eighth percent (5 1/8 %), per annum, executed by Borrower and payable to the order of the

Government in installments as specified therein, the final installment being due on April 24, 2002,  
which note authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower;  
and

WHEREAS, the note evidences a loan to Borrower in the principal amount specified therein, made with the purpose and  
intention that the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated  
Farmers Home Administration Act of 1961, or Title V of the Housing Act of 1949; and

WHEREAS, when payment of the note is insured by the Government, it may be assigned from time to time and each holder  
of the insured note, in turn, will be the insured lender; and

WHEREAS, when payment of the note is insured by the Government the Government will execute and deliver to the insured  
lender along with the note an insurance endorsement insuring the payment of all amounts payable to the insured lender in  
connection with the loan; and

WHEREAS, when payment of the note is insured by the Government, the Government by agreement with the insured lender  
set forth in the insurance endorsement may be entitled to a specified portion of the payments on the note, to be designated  
the "annual charge"; and

WHEREAS, a condition of the insurance of payment of the note will be that the holder will forego his rights and remedies  
against Borrower and any others in connection with said loan, as well as any benefit of this instrument, and will accept the  
benefits of such insurance in lieu thereof, and upon the Government's request will assign the note to the Government; and

WHEREAS, it is the purpose and intent of this instrument that, among other things, at all times when the note is held by  
the Government, or in the event the Government should assign this instrument without insurance of the note, this instrument  
shall secure payment of the note; but when the note is held by an insured lender, this instrument shall not secure payment of  
the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity mortgage to  
secure the Government against loss under its insurance endorsement by reason of any default by Borrower;

NOW, THEREFORE, in consideration of said loan and (a) at all times when the note is held by the Government or in the  
event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of  
the note and any renewals and extensions thereof and any agreements contained therein, including any provision for the  
payment of an insurance or other charge, (b) at all times when the note is held by an insured lender, to secure performance  
of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance endorsement  
by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and  
expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and  
agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby grant, bargain, sell, convey,  
mortgage, and assign with general warranty unto the Government the following property situated in the State of Washington,

County(ies) of Skamania