

for taxes, assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments to be made by the Mortgagors, or may be applied upon the principal of said note. If, however, said amounts are not sufficient to pay said items, the Mortgagors further agree that they will pay to the Mortgagee any amount necessary to make up such deficiency. Accordingly, if there should be a default made under the provisions of this mortgage resulting in a public sale of the premises covered thereby, or if the Mortgagee acquires the property otherwise after default, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under this paragraph shall be applied as a credit against the amount of the principal then remaining due under said note.

Furthermore this mortgage also secures any advances which the Mortgagee may make to the Mortgagors, or their successors in title or interest, for any purpose, at any time, before the release and cancellation hereof, but at no time shall such advances together with the balance remaining due upon the original obligation exceed the sums first secured hereby, nor shall the term of this mortgage be increased, providing, however, that nothing in this paragraph contained shall be considered as limiting the amounts that may be secured hereby when advanced to protect Mortgagee's security or in accordance with other covenants contained herein.

It is further mutually covenanted and agreed by and between the parties hereto, for themselves, their heirs, personal representatives, successors and assigns, that the owner and holder of this mortgage and of any promissory note secured thereby shall have the right, without notice, to grant to any person liable for a mortgage indebtedness, any extension of time for payment of all or any part thereof, without in any way affecting the personal liability of any party obligated to pay such indebtedness.

IT IS FURTHER EXPRESSLY AGREED: That should the said Mortgagors fail to make payment of any taxes or other charges payable by them as hereinbefore agreed, or suffer said premises to become subject to a lien or encumbrance having precedence to this mortgage, as hereinbefore provided against, the said Mortgagor may, at its option, make payment thereof and the amount so paid, with interest thereon at the rate of ten per cent (10%) per annum shall be added to and become a part of the debt secured by this mortgage, without waiver, however, of any rights of said Mortgagee arising from the breach of any of said covenants. The Mortgagee may collect a late charge not to exceed two cents (2c) for each one dollar (\$1.00) of each payment more than ten (10) days in arrears to cover the extra expense involved in handling delinquent payments, without prejudice, however, to the Mortgagee's right to consider each such delinquency as a breach of covenant by the Mortgagor.

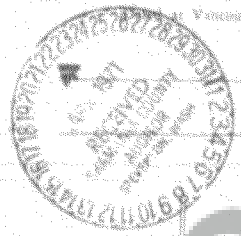
While not in default, the Mortgagors may collect and enjoy the rents, issues and profits pledged hereby, but in case of default in any payment, or any default under provisions undertaken by the Mortgagors hereby, the Mortgagee shall have the right to collect said rents, issues and profits and to expend such portion thereof as may be necessary for the maintenance and operation of said property and apply the balance, less reasonable costs of collection, upon the indebtedness hereby secured until all delinquent payments shall have been fully discharged.

In the event suit is instituted to effect such foreclosure, the said Mortgagee, its successors or assigns, may recover therein as Attorney's fees such sum as the Court may adjudge reasonable and shall pay such reasonable cost of searching records and abstracting the same as necessarily may be incurred in foreclosing this mortgage or in defending the same, which sums may be included in the decree of foreclosure. Upon sale in any foreclosure proceedings the entire tract shall be sold as one parcel and the purchaser at any such sale shall be let in immediate and full possession of the above premises.

That in the event suit is instituted to effect such foreclosure, the said Mortgagee, its successors or assigns, shall be a matter of right and without regard to the sufficiency of the security or of waste or danger or misapplication of any of the properties of the Mortgagors, be entitled forthwith to have a receiver appointed of all the property hereby mortgaged. The Mortgagors hereby expressly consent to the appointment of such receiver by any court of competent jurisdiction and agree to stipulate, covenant and agree that such receiver may remain in possession and control of said mortgaged property until a final determination of such suit or proceeding.

Whenever the term "mortgagors" occurs herein it shall mean "mortgagor" when only one person executes this document, and the liability hereunder shall be joint and several.

at Vancouver, Washington, April 20th, A. D. 1971



Witness my hand and seal this 20th day of April, 1971.

10339

PARTIES
L.S. No. 12989

MORTGAGE

From
William E. Palmer and Evelyn
E. Palmer, husband and wife

to the
VANCOUVER FEDERAL SAVINGS
AND LOAN ASSOCIATION

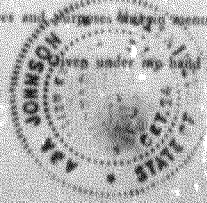
Mail to
VANCOUVER FEDERAL SAVINGS
AND LOAN ASSOCIATION

11800 West 4th Avenue
VANCOUVER, BRITISH COLUMBIA
COUNTY OF VANCOUVER

RECORDED IN BOOK 41
PAGE 206
AT 9:50 A.M. APRIL 23, 1971
COUNTY OF VANCOUVER, WASH.
RECORDED IN BOOK 41
PAGE 206
COUNTY OF VANCOUVER, WASH.

STATE OF WASHINGTON
COUNTY OF CLATSOP

On this day personally appeared before me, **William E. Palmer and Evelyn E. Palmer, husband and wife** to me known to be the individual described herein and who executed the within foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the use and purpose herein mentioned.



Given under my hand and official seal this 20th day of April, A. D. 1971

A. Johnson
Notary Public in and for the State of Washington
Residing at Vancouver, Oregon.

For taxes, assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments...

Furthermore, this mortgage also secures any advances which the Mortgagee may make to the Mortgagors, or their successors in title or interest, for any purpose, at any time before the release and cancellation hereof...

It is further mutually covenanted and agreed by and between the parties hereto, for themselves, their heirs, personal representatives, successors and assigns, that the owner and holder of this mortgage and of the promissory note secured thereby...

IT IS FURTHER EXPRESSLY AGREED: That should the said Mortgagors fail or in the payment of any taxes or other charges payable by them as heretofore agreed, or suffer said premises to become subject to a lien or encumbrance having precedence in this mortgage...

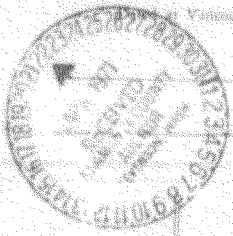
While not in default, the Mortgagors may collect and enjoy the rents, issues and profits pledged hereby, but in case of default in any payment, or any default under provisions undertaken, by the Mortgagors hereby, the Mortgagee shall have the right to collect such rents, issues and profits...

In the event suit is instituted to effect such foreclosure, the said Mortgagee, its successors or assigns, may recover therein as Attorney's fees such sum as the Court may adjudge reasonable and shall pay such reasonable cost of searching records and abstracting the same as necessarily may be incurred in foreclosure, this mortgage or defending the same...

That in the event suit is instituted to effect such foreclosure, the said Mortgagee, its successors or assigns, shall be a matter of right and without regard to the sufficiency of the security or of vote or dissent of mortgagees...

Whenever the main mortgagee occurs herein it shall mean Mortgagee herein only and person executing this instrument and the liability hereunder shall be joint and several.

Vancouver, Washington, April 20th A.D. 1971



73359

PARTIES Loan No. 12988

MORTGAGE

William E. Palmer and Evelyn E. Palmer, husband and wife

VANCOUVER FEDERAL SAVINGS AND LOAN ASSOCIATION Vancouver, Washington

VANCOUVER FEDERAL SAVINGS AND LOAN ASSOCIATION

WALLS LAW ASSOCIATES, PLLC COUNTY CLERK - CLATSOP COUNTY

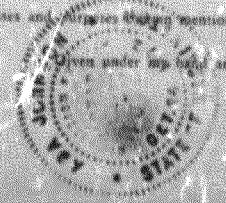
NOTARILY SEEN BY ME THIS DAY AT 8:30 A.M. APRIL 20, 1971. WAS RECORDED IN BOOK 11 OF 1971 AT PAGE 266. RECORDS OF WASHINGTON COUNTY, WASH.

STATE OF WASHINGTON COUNTY OF CLARK

On this day personally appeared before me, William E. Palmer and Evelyn E. Palmer, husband and wife

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

Given under my hand and official seal this 20th day of April, A.D. 1971



Notary Public in and for the State of Washington residing at Vancouver, therein.