73967

MORTGAGE

The Mortgagors, EDWARD G. CROVE AND ROSE ANN GROVE, husband and wife

hereby mortgage to VANCOUVER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, located at Vancouver Washington, MORTGAGEE, the following described real property situate in the County of Skenemia Washington

The west 247.5 feet of the east 35 rods of the south 16 rods of the Northeast Cuarter of the Southeast Quarter (NE4SE4) of Section 16, Township 3 North, Range 6 10 E.W.M.

The within described property is not used principally for agricultural for farming bolloses.

and attitles of personal projecty owned by the Mortgagors and now or at any time of the above described real and a strictles of personal projecty owned by the Mortgagors and now or at any time of the above described real and the strictles of personal property, including the strictles of personal polarity, including inside over the strictles and furnishings of every kind, and all beating, lighting, plumbing, pas, electricity and increasing equipment of whatever kind and nature, elevating and watering and increasing equipment of strictles and tanks and irrigation systems, and and increasing equipment of strictles of personal polarity and an attention and strictles of personal polarity are hereby declared and shall be strictles of personal property are hereby declared and shall be deemed to be a position of the security for the security for the strictles of personal property are hereby declared and shall be deemed to be a position of the security for the strictles of personal property are hereby declared and shall be deemed to be a position of the security for the strictles of personal property and so it personal property for the strictles of personal property are hereby declared and shall be deemed to be a position of the security for the strictles of personal property are hereby declared and shall be deemed to be a position of the security for the strictles of personal property are hereby declared and shall be deemed to be a position of the security for the strictles of personal property are hereby declared and shall be deemed to be a position of the security for the strictles of personal property are hereby declared and a personal property and the personal

FLEVEN THOUSAND AND NO/100 ---- (5 11,000.00 and the interest thereon at the rate & as shown in the nother contum per annum payable monthly, which principal sum and the interest the sun is repayable in equal monthly installments of the shown in the noise MACKINE AND

beginning on the fifteenth day of February and conditions of one certain promissory note bearing even date day of each month the cafter, according to the terms and conditions of one certain promissory note bearing even date

beginning on the fifteenth day of recommendation of the terms and conditions of one certain promissory note bearing even date increasing.

Morgagors, for themselves and for their beits and assigns, have covenanced and agreed and to hereby make and agree to and with the sould have been a sugar, as follows. They be a construction and agree to and with the sould have been a construction of the bearing even date covenance and agreed and with the sould have been got to morgage a same; they will not suffer or permit of the construction of the bearing even the mortgage agreed the sould not morgage as a same; they will not suffer or permit of the sould be been and the bearing even the mortgage agreed the sould not mortgage and the sould not mortgage and the sould not mortgage and the sould not more and more and the sould not sould not be sould not be sould not be sould not sould not be sould not sould not sould not be sould not so

is and assigns, any such tax, this muripage shall remain the same as it outh tay or taxs han not neen passed. Furthermore, to fully protect this muripage, the Mortgagots, together with, and in addition, the munthly installments

of principal and interest payable under the terms of the note secured hereby, will on the fifteenth day of each month, until said note is fully paid, pay to the Mortgagee the following sums:

(1) A sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance contrains the martgaged property plus taxes and assessments next due on the described premiums (all ance covering the martgaged property plus taxes and assessments much of mounts to clapse estimated by the Mortgagee), less all sums already paid therefor divided by the number of mounts to clapse before one month pair to the date when anth paranums, taxes and assessments will become delinquent, and amounts to be held by the Mortgagee in trust to pay premiums, taxes and special assessments, as herein stated.

(2) All aums so paid, design the amounts due on the original note secured hereby and the sums stated in this paragraph.

amounts to be need by the atorigogue in trust to pay premiums, taxes and special assessments, as neven stated.

(2) All sums so paid, being the amounts due on the original note secured hereby and the sums stated in this paragraph, shall be upplied by the Morthag first to taxes, necessments, free and other hazard insurance premiums, shen are study to the course of the principal of said note.

for taxes, assessments or insurance premiums, as the case may be, such excess shall be credited by the Morta-ce on subsequent payments to be made by the Morta-gors, or may be applied upon the principal of said note. If, however, said amounts are payments to be made by side items, the Mortgagors further agree that they will pay to the Mortgagoe any amount necessary to make up auch deficiency. Accordingly, if there should be a default made under the provisions of this mortgagoe resulting in a public sale of the premises covered thereby, or if the Mortgagoe acquires the property otherwise flue default, at the time of public sale of the premises covered thereby, or if the Mortgagoe acquires the property default, the balance that remaining in the foundation of the principal than remaining in the fluids accumulated under this paragraph thall be applied as a credit against the amount of the principal then remaining due funds accumulated under this paragraph thall be applied as a credit against the amount of the principal then remaining due.

Furthermore, this mortgago also severe and advance which the Mortgagoe and the comment 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 hereaf, but at no time shall such successors in title or interest, for any purpose, at any time before the release and cancellation hereaf, but at no time shall such advances ogether with the balance remaining due upon the original obligation exceed the sums first accordance shall be considered as the term of this mortgage be increased, providing, however, that nuthing 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.

covenants contained herein.

It is further mutually covenanted and agreed by and between the parties hereto, for themselves, their heirs, jersonal representatives, successors and assigns, that the owner a 1 holder of this mortgage and of the promistory note secured thereby shall have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of time to have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of time to any way affecting the personal liability of any party obligated to /ay such indebtedness.

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 any tien or encumbrance other charges payable by them as hereinbefore provided against, the said Mortgage may, at its option, make payment beautiful to the per cent (10%) per annum shall be added to and herein and the amount so paid, with interest thereon at the rate of ten per cent (10%) per annum shall be added to and heroin a part of the debt secured by this mortgage, without waiver, however, of any rights of said Mortgage arising from the breach of any of said coverants. The Mortgagee may collect a late charge not to exceed two cents (2c) for 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 Mortgagee.

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 Mortgagor shall have the of default in any payment, or any default under provisions undertaken by the Mortgagors hereby, the Mortgagor shall have the right to collect such tents, 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 the event suit is instituted to effect such foreclosing this mortgage or defending the same, which sums may and abstrating the same as necessarily may be incurred in foreclosing this mortgage to 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 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 into 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 as

and the purchaser at any such sale shall be let into immediate and full possession of the above premises.

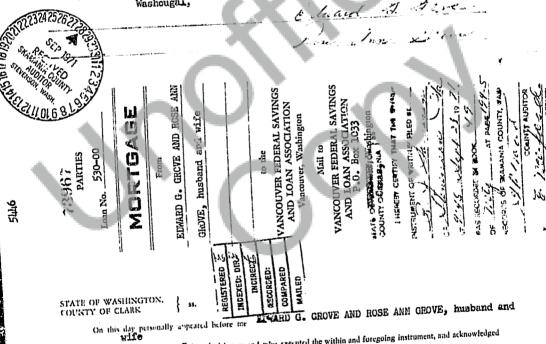
That in the event suit is instituted to effect such foreclosure, the said Mortgagee, its successors or assigns, shall as a matter of right and without regard to the sufficiency of the security or of waste or danges of misapplication of any of the properties of the Mortgagors, be entitled forthwith to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

Wherever the term mortgagors' necess because this mean "muttagors" when only one parton executes this timal determination of such suit or proceeding.

Wherever the term mortgagors' occurs herein it shall mean "mortgagor" when only one person executes this document, and the hability hereurder shall be joint and several.

Dated at XXXXXXXX, Washington, Washoughl,

heard of the without with



to me known to be the individual B described herein and who executed the within and foregoing instrument, and acknowledged

free and voluntary act and deed, for the their signed the same as they

that

CS Given oncer my hand and official scal this Saptember 2hth day of Washington 11

Public in and for the State of W

Comas