## REAL ESTATE MORTGAGE

BOOK 49 PAGE 269

TRANSFER BY MORTGAGOR RESTRICTED

, 19 71 , by and between

THIS MORTGAGE, made this 28th. Leonard M. and Betty May Blackledge

, State of Washington, hereinafter called "montgagor," and

, County of Skamania of Carson, Washington THE NATIONAL BANK OF COMMERCE OF SEATTLE, a national banking association, hereinafter called "mortgageo," at its

day of October

Branch Office in White Salmon White Salmon

## WITNESSETH:

The mortgagor hereby mortgages to the mortgageo, its successors and assigns, the following described real property, situated in the County of

The martiager bereby mortgages to the mortgage, its successors and assigns, the following described real property, situated in the County of Skinman 186 the Southwest Quarter (Since Washington Involvement Quarter (Eg. SEA NWA) EXCEPT the north 80 feet thereof; the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NEANEASWA); EXCEPT the Northwest Quarter of the Northeast Quarter of the Southwest Quarter (NEANEASWA) EXCEPT the south 320 feet of the west 440 feet thereof; The east 220 feet of the north 160 feet of the Bouthwest Quarter of the Northeast Quarter of the Southwest Quarter (SWANEASWA); The north 160 feet of the Southwest Quarter (SWANEASWA); all in Section the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SEANEASWA); all in Section the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SEANE

together with interest thereon in accordance with the terms of a certain promissory note of even date herevith, executed and delivered by the mortgager in favor of the mortgagee, or its order, and any renewals or extensions thereof.

This mortgage is also given and intended as security for the payment by the mortgager to the riortgager of such additional sums of money as may hereafter be hanned or advanced by the mortgages to or for the account of mortgager, including any renewals or extensions thereof, it being pravided, however,
after be hanned or advanced by the mortgager to or for the account of mortgager which are to be secured hereby shall
that the unpaid principal balance of all loans or advances made by the mortgager to or for the account of mortgager which are to be secured hereby shall
that the unpaid principal balance of all loans or advances made by the mortgager to or for the account of mortgager which are to be secured hereby shall
that the unpaid principal sum set forth above and interest, regardless of any excess which may a my time be owing from such mortgager to
the mortgager provided, further, that nothing herein contained shall be construed as obligating or shall obligate the mortgager to make any such future
the mortgager in connection with the breach or default of any term, warrantly, covenant or condition of this mortgager.

The mortgage is connection with the breach or default of any term, warrantly, covenant or condition of this mortgager.

The moregagor covenants and agrees with the mortgager that said mortgagor will:

(1) Forever warrant the tille to all of the mortgaged property, including the rents, issues and profits thereof, to be and remain free and clear of all claims, liens and encumbrances other than this mortgage, and will execute and deliver any further necessary assurances of tille thereto;

(2) Promptly pay the principal and interest of said indebtedness in accordance with the terms of said promissory note or notes, and any renewals or extensions thereof.

(3) Pay and discharge, as the same become due and payable, and prior to delinquency, all taxes, assessments, water rates or other charges of whatever kind and character, whether similar or dissimilar to those hereimabove specified, which are now or may hereafter be levied or assessed against or which may or might become here upon the mortgaged properts or may part thereof, or upon this mortgage or the money or debt secured hereby;

(4) Maintab, preserve and keep all of the morninged property in good condition and repair and not commit or permit waste thereal, and permit mort-gaugee's inspectic othereof at any and all reasonable times;

gages inspecting mercor at any and an reasonable times;

(5) Key the mortgaged property at all times mained against fire (with extended coverage) and against such other hazares and perils as the mortgaged may require, it such anamats, under such formers of policy, and with such insurance company or companies, as shall be required by or satisfactory to the mortgaged cause to be atterfact to each such policy in form satisfactory to the mortgaged a mortgaged cause reducing all lists payable first to mortgaged as its interest shall agree it with a such policy in form satisfactory to the mortgaged anyment in full of all premiums thereon it least ten (10) days in advance of the date.

GOVERNMENT OF THE MORTGAGE'S WRITTEN CONSENT FIRST HAD AND RECEIVED, MAKE ANY SALE, CONVEYANCE OR OTHER TRANSFER OF THE MORTGAGE SHALL TRANSFER OF THE MORTGAGE CONVEYANCE OR OTHER THIS MORTGAGE SHALL TRANSFER OF THE MORTGAGE SHALL TRANSFER THE PROPERTY BY WILL OR BY DESCENT AND DISTRIBUTION SHALL NOT BE DEEMED A PROHIBITED TRANSFER HEREUNDER,

SHALL NOT BE DEEMED A PROHIBITED TRANSFER HEREUNDER.

In the event of a it is both of the above and agreements or covenants, and in addition to all other rights and remedies becomed on by law provided, the mergager may, but the above is great to, gas any sums or perform any ords necessary to rened, such breach, and all sums so paid and the expenses incurred in such performed in the interest of the first and shall be with a side of the receipt of the tax official, assessing body, insurance company, or other person to whom nortgager makes any such payment stall to the coverage of the payment stall to the coverage of the payment stall to the payment stall to the coverage of the payment stall to the payment of all to a constraint of all to a constraint of the indebtedness and other sums secured hereby. Charles to a both an entire coverage shall be applied, at the martiance's option, inward payment of the indebtedness and other consequention of all to a constraint of the coverage shall in no event have any reproductive the adequation of any insurance, nor for the coverage thereby affected of the order atom with respect to, or the payment of, any premiums thereon.

In the event of default in the coveraged property shall be depressed on any of the covenants, warranties or acreements contained.

the coverage increase all 10.3 to 1 to reason at in with respect to, or the payment of any promotion increase.

In the event of default in the process of and indebtedness or in U event of a breach of any of the covenants, warranties or agreements contained herein, then in any such event she estate indebtedness hereby secured shall at the option of the mortagace become immediately due and proable, without notice, and this mortagage may be fore loss of and in any foreclosure of fats mortagage a deficiency indigment may be taken by the mortagage for all sums secured hereby which are not recovered by the mortagage and to foreclosure safe protects.

secured hereby which are not recovered by the mortgage out of foreclosure sale protects.

So long as there shad be no default under the terms of this mortrage, and except to the extent the same are specifically assigned and pledged by activate instrument provelying to the contrary, the mortgager may receive directly from the abbigures; thereof all rents, issues and profits of the mortgager property. As to all moneys and other property so received, mortgager shall be deemed to have received the same in trust for the purpose of making all payments the under, and otherwise duly and timely performing all other terms, excensive of this mortgage. Upon any default in such payment one performance, or upon the occurrence of any other event which under the terms better contents the tasks of the mortgage to accelerate the paymen, of the open distribution of the content of the payment of the receiver hereby, then the mortgager shall forthwith become empowered, it is upon a sufficient or demand, and in its own name and indebtedness secured hereby, then the mortgager shall forthwith become empowered, it is upon a sufficient or demand, and in its own name and indebtedness secured hereby, then the mortgager shall forthwith become empowered, it is upon a sufficient or demand, and in its own name and indebtedness secured hereby on by agent, or though a receiver, and in addition to all such other reachs and receives such rents, issues and profits and to apply hereby the net possess of a fact defaultion of fees, costs and expenses incurred at an incident of collection.

In the occurred of the property of the property of the terms that the content of collection.

In the event of any suit or other proceeding for the recovery of said indebtedness and or force same of this martiage, or wherein me tragger shall appear to establish or protect the lien hereof, the anottager agrees to pay to mortgage a transfer at the set together with the cost of a such and report on title preliminary to forcelosure, all of which same shall be secured hereby.

on time premining to forecrosure, an of which small he secured hereo).

All rights and remedies of mortgaged shall be cumulative and none shall be deemed whanted by the exercise thereof. No failure or omission on the part of the mortgage to exercise any such right or remedy upon default shall be deemed a water of its right to subsequently exercise the same with respect to the same or any other default of defaults which may at any time exist.

If any term, provision or condition of this mortgage shall be finally adjudged to be malayful or une forecable, the same shall be deemed stricken herefrom and the balance of this mortgage shall be and remain in full force and effect.

This mortgage is binding on the heirs, personal representatives, successors and assigns of the mortgager, and shall inure to the hencilt of mortgagee, its successors and assigns, Words used hereit shall take the singular or plural number of parties hereto shall require, and if there is more than one signer as merigagor, their obligations hereunder shall be joint and several.

Time is of the essence of this mortgage.

The within described mortgaged property is not used principally for agricultural or farming purposes.

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IN WITNESS WHEREOF, the person(s) designated as mortgager have set hand and stallerith, the day and year first above written.

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Betty M. Blacketge

MTG 1246 HIZ-70



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STATE OF WASHINGTON County of Klickitat	N5,	NOTARIAL ACKNOWLEDGMENT (Individual or Partnership)	1.0
on this 28th. Blackledge	day of October	, 1971. , before me personally appeared	Lonard M. and Betty May
STERN	to me kno	wn to be the individual(x) described in and who execu	ated the vithin and foregoing instrument and acknowledge
the that	much and soutof the earns as	434	es and purposes, and in the capacity (let) therein mentioned
(Notariet Seals)	The second secon	(Out	Public in and for the State of Washington,
		residing at	White Salmon
STATE OF WASHINGTON	{.,	NOTARIAL ACKNOWLEDGMENT	$\sim$
On this	day of	, 19           before me personally appeared and	<b>(</b> ) ,
to me known to be the		and	
of the corporation that execute the user and purposes therein	ed the within and foregoing manifemed, and on outh st.	natronant, and acknowledged and leatment to be and that they were unforted to execute said season and and affixed my official and the day one. Or for	the free and soluntary act and deed of said corporation, for ment and that the scal (if affired) is the corporate scal of the agent of the scale of
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THE NATIONAL BANK of COMMERCE OF Seattle

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