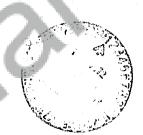
MORTGAGE

The Mortgagory, RONALD L. CALKINS and SANDRA N. CALKINS, hisband and wife

Skamania . Washington

Hereby mortgage to Clarke County Savings and Loan Association, a Washington corporation, the following described real property situated in Charge County, State of Washington, to-wift Skamania

> The Southwest Quarter of the Southwest Quarter (SW: SWH) of Section 15, Township 2, North, Range 6 E.W.M.



and all interest or estate therein that the mortgagers may hereafter acquire, together with the apputtenance, and all awnings, window shades, screens, mantles, and all plumbing. lighting, heating, co. ling, ventilating, elevating and watering apparatus, furnace and heating systems, water heaters burners, ruel storage bins and tanks and irrigation systems and all built-in mirrors, cooking ranges, refrigerators, dishwashers and exploards and cabinets, and all trees, gardens and hubberty, and other like things and matters, and other fixtures whether now or hereafter belonging to or used in the enjoyment of said property, all of which shall be construed to a part of the realty. The within described mortgaged property is not used principally for agricultural or farming burnoses. agricultural or farming purposes.

All to secure the payment of the sum of TWENTY EIGHT THOUSAND and NO/100 -

_ (S 28,000.00

each. month

_ _ _ _ with interest thereon, and payable in monthly installments of \$ 216.12

beginning on the 10th day of tay 19 72, and payable on the 10th ay of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith.

This mortgage lien shall continue in force and exist as security for any and all other edvances which may bereafter be nade by the Mortgage to the Mortgagor and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the Mortgagor to the Mortgage.

The Mortgagors hereby (jointly and severally if more than one) covenant and agree with the Mortgagee as follows:

That the Mortgagors have a valid, unincompered title in fee simple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all person whomsoever.

That the Mortgagors well during the communities of this mortgage, permit no waste or strip of the mortgaged precises and will keep the buildings and appart mances on and property in good state of repair.

That the Mortgagors will pay said promissory note according to its terms. Should the Mortgagors fail to pay any Installment of principal or interest provided for meant note or any sum due under this mortgage, or breach of any covenant or agreement herein contained, then the entire debt secured by this mortgage shall, at the election of the Mortgages herein immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagoe may, without variet of any remedy hereunder for such breach make full or partial payment thereof, and the amount so paid with interest variet of any remedy hereunder for such breach make full or partial payment thereof, and the amount so paid with interest variet of any remedy hereunder for such breach make full or partial payment thereof, and the amount so paid with interest variety of the Mortgagoe may heap the such that the mortgage may he applied as the Mortgagoe may elect either upon the amount which may be due under the provisions of this mortgago.

That the Marigagors will keep all buildings there in continuousle insured against loss or damage by fire and such other lazards as the Marigage may specify to the extent of the amount due bereander, in some responsible insurance company or lazards as the Marigage may specify to the extent of the amount due bereander, in some responsible insurance companies, satisfactory to the Marigagor and for the protection of the latter, and that the Morigagors will cause all insurance policies to be entirely endorsed and delivered to the Morigagor, together with receipts showing payment of all premiums due therefor, and that the Morigagors will keep no insurance on said building other than as stated herein. That it shall be optional with the Morigagors will keep no insurance on said building other than an attach level. That it is shall be written, and the agents thereof by which the insurance shall be written, and the acceptance of any policy which may be received or a received or any policy offered, and to surreader and cause to be cancelled any policy which may be received or a received or and to place the insurance written offer any loss or damage graying in no event shall the Morigagors have the policies to be written, all at the cost, charge and expense of the Morigagors have a shall be Morigagor and their esologism and the Morigagors and their esologism and the Morigagors and their esologism and the Morigagors and their esologism and the Morigagors. both of the Mortgagors and their assigns and the Mortgagee.

That the Mortgagors will pay all taxes, assessments, and other governmental lovies, now or hereafter assessed against the mortgaged premises, or imposed upon this mortgage or the note secured hereby, as soon as the same become due and payable, and shall immediately pay and discharge any lien having precedence over this mortgage, and to have the Mortgagors agree to pay to the Mortgagor monthly budget payments estimated by the Mortgagor to equal way ment the Mortgagors agree to pay to the Mortgagor monthly budget payments estimated by the Mortgagor to equal way upon the mortgaged premises, or upon this mortgage or the note secured hereby, the amount of such payments to be adjusted from time to the as conditions may require. The budget payments so accumulated may be applied by the Mortgagor to payment of insufactors, assessments, or levels, in the amount shown by the official statements thereof, and to the payment of insufance premiums in the amount actually paid or incurred therefor. And such Ludget payments are hereby pledged to the Mortgagor a collateral security for full performance of this mortgago and the note secured hereby and the Mortgagor and the Mortgagor

In any action brought to forcelose this mortgage or to protect the lien hereof, the Mortgagee shall be entitled to recover from the Mortgager, a reasonable atterney fee to be allowed by the court, and the reasonable cost of searching the records and obtaining abstracts of title or title reports for use in said action, and said sums shall be secured by this mortgage. In such forcelosure action a deficiency judgment may be entered in favor of the Mortgagee, and a receiver may be appointed, at the Mortgage's request to collect the rents, issues and profits from the mortgaged premises.

And it is further covenanted and agreed that the owner and holder of this mortgage and of the promissory note a feured hereby shall have the right, without notice, to grant to any person liable for said 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 until indebtedness.

Wherever the terms "mortgagors" occur herein it shall mean "mortgagors" when only one person executed this document, and the liability hereunder shall be joint and several.

Dated at Camas, Washington

February 1st

. A. D. 19 72

Ronald L. Catkins

W. Calking

Sandra N. Calkins

STATE OF WASHINGTON.

County of back SKAMANIA

On this day personally appeared before me PONALD L. CALKING and SANDRA N. CALKINS, husband and wife

to me known to be the individual 3 described in and who executed the within and foregoing instrument, and acknowledged

half signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given Merniy hand and official scal this 1st day of

Notary Public in and for the State of Washington

residing at formes, therein.

STE VENSON

MORTGAGE

and MINIA N. CALFINS CLAB. S. COUNTY SAVINGS AND LOAN ASSOCIATION

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