

The Mortgagors, STEPHEN G. THOMPSON and ANNA L. THOMPSON, husband and wife

of Washington, Washington

Hereby mortgage to Chelan County Savings and Loan Association, a Washington corporation, the following described real property situated in Chelan County, State of Washington, to wit:

A tract of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 8, Township 1 North, Range 5 E.W.M., described as follows:

Beginning at the northeast corner of the SW 1/4 of the NE 1/4 of the said Section 8, thence west along the north line of said subdivision 575 feet; thence south 730 feet; thence west parallel to the north line of said subdivision 575 feet to intersection with the quarter section line; thence north 230 feet to the point of beginning.

And all interest in estate therein that the Mortgagors may hereafter acquire, together with the appurtenances and all awnings, window shades, creels, mantels, and all umbilic, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnaces and heating systems, water heated tubs, storage bins and tanks and irrigation systems and all built-in mirrors, ovens, cooking ranges, refrigerators, dishw^s, cupboards and cabinets, and all trees, gardens and shrubbery, and other like things and fixtures, now or hereafter belonging to or used in the enjoyment of said property, all of which shall be construed as a part of the city. The aforesaid mortgaged property is not used principally for agricultural or mining purposes.

All to secure the payment of the sum of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100-

\$17,500.00 Dollars

with interest thereon, and payable in monthly installments of \$1,45.50 each month beginning on the 10th day of September, 1972, and payable on the 10th of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith.

This mortgage shall continue in force and exist as security for any and all other advances which may hereafter be made by the Mortgagor 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 Mortgagor.

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

That the Mortgagors have and now have unencumbered title in fee simple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit no waste or stop of the mortgaged premises, and will keep the buildings and appurtenances on said 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 in said note, or any sum due under this mortgage, by breach of my covenant or agreement herein contained, then the said debt specified by this mortgage shall, at the election of the Mortgagor, become immediately due and payable. Should the Mortgagor fail to pay any sum which they are required to pay, the Mortgagor may, without waiver of any remedy hereunder for such breach, make full or partial payment thereof, and the amount so paid with interest thereon at 10% per annum shall be immediately payable to the Mortgagor and shall be secured by this mortgage. Any payments made by the Mortgagor upon the indebtedness secured by this mortgage may be applied to the mortgage or otherwise upon the amount which may be due upon said promissory note or upon any amount which may be due under the terms of this mortgage.

That the Mortgagor will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgagor shall select to the extent of the amount due hereunder, in some additional insurance company satisfactory to the Mortgagor and for the protection of the latter, and that the Mortgagor will give all insurance policies to be mutually endorsed and delivered to the Mortgagor together with a copy showing payment of all premiums thereon, and that the Mortgagor will keep re-insurance on said building other than as stated herein. That it shall be optional with the Mortgagor to name the company or companies and/or agents thereof by which the insurance shall be written, or to name a sole place where the policies to be written, all at the cost, charge and expense of the Mortgagor, but subject to a reasonable charge for insurance, and responsible for failure to have any insurance written or for any loss or damage resulting from a defect in any policy, or growing out of the failure of any insurance company to pay liability or claim, incurred by reason of the Mortgagor's failure to pay premiums and settle any claim for insurance, and that the Mortgagor shall not be liable for the nonpayment of any premium by the Mortgagor.

That the Mortgagors will pay all taxes, assessments, and other governmental levies now or hereafter levied 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 liens having precedence over this mortgage. And to assure prompt payment the Mortgagors agree to pay to the Mortgagor monthly budget payments estimated by the Mortgagor to equal one-twelfth of the annual insurance premiums, taxes, assessments, and other governmental levies which are or may become due upon the mortgaged premises or upon this mortgage or the note secured hereby, the amount of such payments to be adjusted from time to time, conditions may require. The budget payments so calculated may be applied by the Mortgagor to the payment of such taxes, assessments, or levies, in the amounts shown by the official statement of the tax assessor, and to the payment of insurance premiums in the amount actually paid or incurred therefor. And such budget payments are hereby pledged to the Mortgagor as collateral security for full performance of this mortgage and the note secured thereby and the Mortgagors duly, at any time, without notice, apply said budget payments upon any sums delinquent upon said note or under the terms of this mortgage.

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagors shall be entitled to recover from the Mortgagors a reasonable attorney fee to be allowed by the court, and the reasonable cost of searching the records and obtaining abstracts of title, title reports for the land described, and said sums shall be apportioned by the mortgage. In such foreclosure action a deficiency judgment may be entered in favor of the Mortgagor, and a receiver may be appointed at the Mortgagors' 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 referred thereto 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 person obligated to pay such indebtedness.

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

Dated at Camas, Washington March 2nd

A.D. 1972

Stephen C. Thompson

Stephen C. Thompson

Anna L. Thompson

Anna L. Thompson

STATE OF WASHINGTON,

County of Clark.

On this day personally appeared before me STEPHEN C. THOMPSON & ANNA L. THOMPSON, husband & wife to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me they made the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

I, a Notary Public in and for the State of Washington

residing at Camas, do witness,

Stephen C. Thompson

Anna L. Thompson

CHIESE-FOOTMAN SAVINGS AND
LOAN ASSOCIATION
Camas, Washington

CITY OF WASHINGTON, D.C.
COUNTY OF CLARK, WASHINGTON

RECEIVED
MARCH 2 1972
AT THE CLARK COUNTY CLERK'S OFFICE
CLERK OF CLARK COUNTY, WASH.

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SERIALIZED	FILED	RECORDED	STAMPED
MARCH 2 1972			
CLERK OF CLARK COUNTY, WASH.			