

BOOK 47 PAGE 63

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MORTGAGE

2000-2001 - MARCH 2001

Lots 1 and 2 of WELLS' HEREDITIES according to the official plat
thereof on file and of record at page 102 of Book A of Plats, Records of
Skamania County, Washington.



and all interest or estate therein that the mortgagor may hereafter acquire, together with the appurtenances and all awnings, window shades, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnaces and heating systems, water heaters, burners, fuel storage bins and tanks and irrigation systems and all built-in mirrors, ovens, cooking ranges, refrigerator, dishwashers and cupboards and cabinets, and all trees, gasoline and shrubbery, and other like things and matters, and other fixtures whether now or hereafter belonging to or used in the enjoyment of said property, or any part of which shall be construed as a part of the realty. The within described mortgaged property is not used principally for agricultural or farming purposes.

for the payment of the sum of TWO THOUSAND and no/100 - \$2,000.00- Dollars

with interest thereon, and payable in monthly installments of \$ -35.00- each, beginning on the 10th day of August , 19 , and payable on the 10th day of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith.

This mortgage loan 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 be 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 a valid, 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, pay and keep the buildings and appurtenances on said property in good repair.

That the Mortgagors will pay said promissory note according to its terms. Should the Mortgagors fail to pay any installment herein contained, then the entire debt secured by this mortgage, or "breach of any covenant or agreement due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagors 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 become immediately payable to the Mortgagors and shall be secured by this mortgage. Any payments made by the Mortgagors upon the indebtedness secured by this mortgage may be applied as the Mortgagor may elect either upon the amount which may be due upon said promissory note or upon any amount which may be due under the provisions of this mortgage.

That the Mortgagors will keep all buildings thereon continuously insured against loss or damage by fire and other hazards at the Mortgagors' own expense to the extent of the amount due her. Also, in some responsible insurance company or companies satisfactory to the Mortgagor and for the protection of the latter, and that the Mortgagors will cause all insurance policies to be suitably endorsed and delivered to the Mortgagor, together with receipts showing payment of all premiums due thereon, and that the Mortgagors will keep no insurance on said building other than as stated herein. That it shall be optional with the Mortgagor to name the company or companies and the agent, thereof by which the insurance shall be written, and to refuse acceptance of any policy offered, and to surrender and cause to be cancelled any policy which may be received or accepted and to place the insurance or cause the policies to be written, all at the cost, charge and expense of the Mortgagors; but in no event shall the Mortgagor be held responsible for failure to have any insurance written or for any loss or damage growing out of a defect in any policy, or growing out of the failure of any insurance company to pay for any loss or damage insured against. That the Mortgagor is authorized to compromise and settle any claims for insurance, and to receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagor.

that the Mortgagor will pay all taxes, assessments, and other governmental levies, due or hereafter become due, for the mortgaged premises, as imposed upon the mortgagor or the note secured hereby, at the same time when and payment and shall immediately pay and discharge any and all liens, charges or encumbrances over this property. And to cause prompt payment of all amounts due by the Mortgagor under or to pay to the Mortgagor all such budget payments estimated by the Mortgagor in which amounts or the annual insurance premium, taxes, assessments, and other governmental levies, which he or she may incur on the mortgaged premises, or upon this mortgage or the note secured hereby, the amount of such premiums to be determined from time to time as originally may require. The budget payments so accumulated may be applied by the Mortgagor to the payment of such taxes, assessments, or levies, in the amounts shown by the official statements thereof, and to the insurance premium in the amount actually paid or incurred thereto. And such budget payments are hereby pledged to the Mortgagor as collateral security for full performance of this mortgage and the note secured hereby and the Mortgagor may at any time, whenever, where, and by whomsoever paid or given payments upon any sum so agreed upon and now or under the terms of this mortgage.

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagor shall be entitled to recover from the Mortgagor a reasonable attorney 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 costs shall be secured by this mortgage. In such foreclosure action a deficiency judgment may be entered in favor of the Mortgagor, and a receiver may be appointed at the Mortgagor'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 secured hereby shall have the right, without notice, to grant to a third person liable for said mortgage indebtedness, an 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.

Wherever the terms "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

June 24th

, A. D. 1971

Mrs Beulah B. Geary
Beulah B. Geary

STATE OF WASHINGTON,
County of Clark

On this day personally appeared before me Beulah B. Geary, a widow, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24th day of June, 1971 , A. D.

R. L. Tamm
Notary Public in and for the State of Washington
residing at Camas, thereto.



73591

MORTGAGE

Loan No. 5055

FROM

Beulah B. Geary

CLARK COUNTY SAVINGS AND
LOANS ASSOCIATION
Camas, Washington

COUNTY OF CLARK, WA

I HEREBY CERTIFY THAT THE WRITING
CONTAINED ON THIS NOTE WAS FILED IN
THE CLARK COUNTY CLERK'S OFFICE

ON JUNE 24, 1971
AT 10:51 AM

AND RECEIVED IN 2000
ON JUNE 24, 1971

AT 10:51 AM
CLERK'S OFFICE
CLARK COUNTY, WA

RECORDED
CLARK COUNTY RECORDER
CLARK COUNTY, WA

SEARCHED
INDEXED
FILED
CLARK COUNTY RECORDER
CLARK COUNTY, WA

2nd To

Clark County Savings &
Loans Association
Camas, Washington