

funds accumulated under this paragraph shall be applied as a credit against the amount 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 hereof, but at no time shall such advances together with the balance remaining due upon the original obligation exceed the sums first secured hereby, nor shall the term of this mortgage be increased, provided, however, that nothing 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.

It is further mutually covenanted and agreed by and between the parties hereto, for themselves, their heirs, personal representatives, successors and assigns, that the owner and holder of this mortgage and of the promissory note secured thereby 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 persons, liability of any party obligated to pay such indebtedness.

IT IS FURTHER EXPRESSLY AGREED: That should the said Mortgagee 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 lien or encumbrance having precedence to this mortgage, as hereinbefore provided, against, the said Mortgagee may, at its option, make payment of said taxes and the amount so paid, with interest thereon at the rate of ten per cent (10%) per annum shall be added to and become a part of the debt secured by this mortgage, without waiver, however, of any rights of said Mortgagee arising from its breach of any of said covenants. The Mortgagee may collect a monthly late charge not to exceed two cents (2c) for each payment; without prejudice, however, to the Mortgagee's right to consider each such delinquency as a breach of covenant by the Mortgagee.

In the event the security is sold either by deed or contract of sale or otherwise conveyed to any person or party and the mortgage debt remain unpaid at time of sale, then at the option of the Mortgagee, after written notice by United States Mail to the Mortgagor, the rate of interest upon the indebtedness secured hereby shall, from and after the date of exercise of the option, be increased to the extent of two percent or such lesser sum as the Mortgagee shall elect; provided said option shall never be used to establish an interest rate in excess of the maximum allowed by law and if this mortgage is assumed, Mortgagee's assumption fee or insurance transfer charge shall be paid by assuming party.

While not in default, the Mortgagee 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 Mortgagee hereby, the Mortgagee shall have the right to collect such rents, issues and profits and to expend such portion thereof as may be necessary for the maintenance and operation of said property and apply, in balance, less reasonable costs of collection, upon the indebtedness hereby secured and 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 thereon as Attorney's fees and costs, or the Court may adjudge reasonable and shall pay such reasonable cost of searching records and abstracting the same as necessary to be incurred in foreclosing this mortgage or 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 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 damage or participation of any of the properties of the Mortgagors, be entitled forthwith to have a receiver appointed of all the property hereby mortgaged, and the Mortgagors hereby expressly consent to the appointment of a receiver by any court of competent jurisdiction and expressly stipulate, covenant 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" occurs herein it shall mean "mortgagor" when only one person executes this document, and the liability hereunder shall be joint and several.

Dated at Vancouver, Washington, April 12, A.D. 1972

Hubert Cogswell
Rayna F. Cogswell

74705

PARTIES
Loan No. 530-00
MORTGAGE
From
Hubert Cogswell and Rayna F. Cogswell, husband and wife

to the
**VANCOUVER FEDERAL SAVINGS
AND LOAN ASSOCIATION**
Vancouver, Washington

Mail to
**VANCOUVER FEDERAL SAVINGS
AND LOAN ASSOCIATION**
STATE OF WASHINGTON
COUNTY OF CLATSOP
1400 1st St. NW
VANCOUVER, WASH. 98101

INSTRUMENT IS BEING FILED BY
[Signature]
OF [Signature]
AT 6:22 A.M. APR 21 1972
CLERK OF CLATSOP COUNTY, WASH.

REGISTERED	INDEXED
FILED	FILED
APR 21 1972	APR 21 1972
CLERK OF CLATSOP COUNTY, WASH.	CLERK OF CLATSOP COUNTY, WASH.

STATE OF WASHINGTON
COUNTY OF CLATSOP

On this day personally appeared before me, Hubert Cogswell and Rayna F. Cogswell, husband and wife, to me known to be the individual described herein and who executed the within foregoing instrument, and acknowledged signed the same as _____ free and voluntary act and deed, for the purposes and intent therein expressed.



Notary Public in and for the State of Washington
residing at Vancouver, there in.
Clerk,