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The Mortgagors, find and vice, and Allia Will and Clouds lie, husband and

of Multnoman County, Oregon, the Savings and Loan Association, a corporation, located at Vancouver, hereby mortgage to VANCOUVER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, located at Vancouver, Washington, MORTGAGEE, the following described real property situate in the County of Skamania , State of Washington

Lot 1 of HOODVIEW HOVE SITES according to the official plat thereof on file and of record at page 122 of Book A of Plats, Records of Skamania County, Washington.

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

and all interest or estate therein that the mortgagors may hereafter acquire.

TOGETHER with all fixtures and articles of personal property owned by the Mortgagors and now or at any hereafter artached to or used in any way in connection with the use, operation and occupation of the above described property, and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property, including the property, and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property, including the property, and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property, including gas, electricity, orts, bothers, tanks, furnace, radiators, vauits and fundishings of every kind and all tending, lighting, plumbing, gas, electricity, and the property are fixed to the property and account of the parties, furnace and heating systems, water heaters, burners, and fuel storage bins and tanks and trigation systems, and all trees, gardens and strubbery, and also including installed ovens, dishwashers, built-in microst and cupboards and cabinets, and all trees, gardens and strubbery, and also including installed ovens, dishwashers, built-in microst and cupboards and cabinets, and all trees, gardens and strubbery and also including installed ovens, dishwashers, built-in microst and cupboards and cabinets, and all trees, gardens and strubbery and also including installed ovens, dishwashers, built-in microst and cupboards and cabinets, and all trees, gardens and strubbery and also including installed ovens, dishwashers, built-in microst and cupboards and cabinets, and all trees, gardens and strubbery and also including installed ovens, dishwashers, built-in microst and cupboards and cabinets, their microstance and accessors to the freehold and a part of the realty as between the patients their successors and termed to be fixtures and accessors to the freehold and a part of the realty as between the patients their includes

and the interest thereon at the rate as shown in the note secured hereby which principal sum and the interest thereon is repayable in equal monthly installments as therein set forth beginning on the 2 th sent). day of Easy 19 72, day of each month thereaft it according to the terms and conditions of the aforesaid

and payable on the \$1.5 (e) the day of each month thereaff it according to the terms and conditions of the aforesaid remissory note bearing even date herevith.

The Morrgagors, for thomselves and for their heirs am assigns, have coveranted and agreed, and do hereby consistent and agreed to any with the said Morrgages, its successors or assigns, have coveranted and agreed, and do hereby curbered title in the sample to said premises; they have the fight to morrgage the act, they will not suffer or permit said unbound title in the said premises they have the fight to morrgage the act, they will not suffer or permit said in the backet of the property of the said premises to become whele they will be removed or shoulding or other importants will be removed or shoulding did without the consent of the morrgages, and it taken of adultional security or the extension of the said particular, and district waste they will not any terms of a certain or approve the right of any temper limit in the first, and district morriage, as well as any records or extension direct, shall be and instant and prior limit on all or so deposity released antitive and developed the said and the leading of the Morriages, mey will warran and defend said title unto said Morriages and unto this success and assists, against the lawfur climits and detroids of all persons whomsovers, they will rule out for succession and promises and all takes that may be leveled or assessed on the morriage or to the holder of sail note the time in the debt acreby secured or are part thereof, shall remain unit part of the sail Morriages, that Morriages will be long and the sail and the morriage or to the holder of sail note the time in the debt acreby secured of are part thereof, shall remain unipaid. Sail or answer to be in one or more morriages and be all the debt acreby secured or are part thereof, shall remain unipaid. Sail of any uniform or the internal companies shall allow the time the sail morriages and the risks name therein and to pay the premium the feet su

At any time during the left of this mortgage, if any law of the State of Washington shall be enacted imposing or authorizing the imposition of any specific tax upon mortgages or upon principal or interest of moneys or notes secured by mortgages or upon principal or interest of moneys or notes secured by mortgages or upon principal or interest of moneys and moneys, note or by virtue of which the owner of the principal mortgages of the principal or interest of them, and de lact the amount of such raw from any such moneys, note or mortgage, or by virtue of which my tax or assessment upon the mortgaged principal shall be carried shall be categoristic against the owner of Mal moneys, note or mortgage, or in the event the mortgage debt or the income derived therefrom becomes taxable under any law of the State of mortgage, or in the event the mortgage debt or the income derived therefrom becomes taxable under any law of the State of mortgage, or in the event the mortgage debt or the income derived therefrom becomes taxable under any law of the State of mortgage, at any time Washington, then the punicipal sum bareby occurred, with all accepted interest thereon, at the opinion of the Mortgagee, at any time Washington, then the punicipal sum bareby occurred, with all accepted interest thereon, at the opinion of the Mortgagee, at any time work, that if morty thirthanding any such law, the Mortgagers may lawfully and shall pay to or for the Mortgagee, its successors and assigns, any such tax, this mortgage shall remain the same as if such law or laws hid not been passed.

Furthermore, to fully protect this mortgage, the Mortgagers, together with, and in addition to the monthly installments

Furthermore, to fully protect this matriage, the Mortgogors, together with, and in addition to, the monthly installments of principal and interest payable under the terms of the note secured hereby, will on the electronth day of each month, until said note is fully paid, pay to the Murigagee the following sums:

(1) A sum (qual to the premiums that will next become due and payable on policies of tre and other hazard insurence covering the mortgaged property, plus taxes and assessments next due on the described premises (all as
commated by the Mortgageel, less all sums already paid therefor divided by the manber of months to elapse
before one month prior to the date when such premiums, taxes and assessments will become delinquent, said
amounts to be held by the Mortgagee in trest to pay premiums, taxes and special assessments, as herein stated.

amounts to be held by the Mortgagee in treat to pay premiums, taxes and special astesaments, as herein stated,

(2) All sums so paid, being the amounts due on the original note secured hereby and the itums stated in this paragraph, shall be applied by the Mortgagee first to taxes, assessments, fire and other heard insurance premiums, then interest upon the rote secured hereby, and the balance in amortgation of the propension of this paragraph shall exceed the amount of the payments actually made to taxes, assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee a subsequent payments to be made by the Mortgagees further agree that they will pay to the Mortgagee any for increasing the state of passible treatment to pay and trems, the Mortgagees further agree that they will pay to the Mortgagee any for increasing made only definitely. Accordingly, if there should be a default made under the provisions of this more generally and the property of the Mortgagee and public safe of the projects covered thereby, or if the Mortgagee aquires the property of the twite after default, at the time of public safe of the project such the project imps, or at the time the property is otherwise acquired, the balance then remaining in the

nds accumulated under this paragraph shall be applied as a credit against the amount of the pe der said note.

Purthermore this mortgage also secures any advant a which the Mortgagee may make to the Mort successors in title or instrest, for any purpose, at any time before the release and cancellation bereof, but at no successors in title or instrest, for any purpose, at any time before the release and cancellation bereof, but at no advances together with the belance remaining due upon the original obligation exceed the sums first secured her term of this mortgage be increased, providing, however, that nothing in this parager—h contained shall be the term of this mortgage is secured hereby when advanced to protect Mortgage's security or in according to the following the amounts that may be secured hereby when advanced to protect Mortgage's security or in according to the following the

covenants contained herein.

It is further mutually covenanted and agreed by and between the parties hireto, for themselves, their bers, possessives, successors and assigns, that the owner and holder of this mortgage and of the promissory note secured to shall have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of the payment of all or any part thereof, without in any way affecting the personal liability of any party obligated to pay and breaking the personal liability of any party obligated to pay and breaking the personal liability of any party obligated to pay and breaking the personal liability of any party obligated to pay and breaking the personal liability of any party obligated to pay and breaking the personal liability of any party obligated to pay and breaking the personal liability of any party obligated to pay and breaking the personal liability of any party obligated to pay and breaking the personal liability of any party obligated to pay and the promise of the promise of

indebtedness.

IT IS FURTHER EXPRESSLY AGREED. That should the scal Mortgagors fail to make payment of any tase other charges payable by them as hereinbefore agreed, or surfer said premises to become subject to any lien or encumbs the precedence to this moreage, as hereinbefore provided against, the said Mortragee may, at its option make payments and the amount so pail, with interest thereon at the rate of ten, per cent (10 x) per annum shall be added to become a part of the debt secun-by this mortgage, without vaiver, however, of any rights of said dortgager around the preceding of the payments.

In the event the security is sold either by deed or contract of sale or otherwise conveyed in any person or party, and this mortgage debt remain unpaid at time of sale, then at the option of the Mortgagee, after written notice by United States Mail to the Mortgageo, the rate of interest upon the indebtedness secured betterby shall, frow 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 effect, provided said option shall rever be used to establish an interest rate in excess of the maximum allowed by law and if this rearrange is assumption fee or insurance transfer charge shall be paid by assuming patty.

While not in default, the *lortgagor, may collect and enjoy the tents, issues and profits pledged hereby, but in case of default in any payment, or a sy default under provisions undertaken by the Mortgagees bereby, the Mortgagee shall have the of default in any payment, or a sy default under provisions undertaken by the Mortgagees bereby, the Mortgagee shall have the office of the default of said property and apply the balance, less reasonable costs of collection, upon the indebtedness hereby created and ill delinquent payments dietal have been failly discharged.

In the event suit is increated to effect such foreclosure, che said Mortgagee, its successors or assign, may reconsti-

In the event suit is incitated to effect such foreclosure, c'e said Mortgager, its successors or assigns, may terrest therein as Attorney's fees such sum as the Court may adjudge reasonable and shall pay inchire, onable cost of sorthing records and abstracting the same is necessarily may be included in the decree of foreclosure, l'poin sale in any foreclosure proceedings the entire tract shall be sold as one parcel and the purchaser at any such sale shall be it into immediate and full possession of premises.

That in the event suit is instituted to l'feet such foreclosure, the said M. Igager, its successor or assistors, shall as a matter of right and without regard to the suff, sency of the security or of waste or danger of miss quarton of any or the properties of the Mortgagors, be entire I forthwin to have a receiver by any court of competent jurisdiction and expressly consont to the appointment of a receiver by any court of competent jurisdiction and expressly stepulate, covernant and agree that such receiver may remain in possession and control of the mortgaged property until the Wherever the term intortgagors' occurs herein it shall mean "mortgagor" when only one person executes this

Wherever the term 'mortgagors' occurs herein it shall mean "mortgagor" when only one person executes this document, and the liability hereinder shall be joint and several.

April 28 Dated at Vancouver, Washington, 1-----11.00 620 428 77 18 ٠. LCAES. . . 10 18 2 4 erester 170 COUVER PEDERAL SAVINGS 1 Programme. 3 O LOAN ASSOCIATION Rosella 100 EDERAL SA 14 ASSOCIA 20.00 and Caron. 16161 100 SALAS. and wife. Court, Take. . i AND LOAN withol. VANCOUVER G * * * * * * 100 0 1307 100 present 12 3 2020 Cason 調は

OREGON On this day personally appeared below me. Leonard Coson and June Cason, husband and wife, and STATE OF WASHINGTON COUNTY OF CONTRACT Andrew He and Cloria He, husband and wife, the within and foregoing instrument, and acknowledged to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged free and voluntary art and deed, for the their signed the same as that they , A.D. 19 72

My Computed by College Tree 22, 1975