

The Mortgagors - Barney M. Schaff and Alice V. Schaff, Husband and Wife,

of Carson, Washington

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

Skamania

A tract of land located in the West Half of the Southeast Quarter of the Northwest Quarter (W^{1/4} SE^{1/4} NW^{1/4}) of Section 21, Township 3 North, Range 8 E. W. M., described as follows:

Beginning at a point 420 feet north and 150 feet east of the southwest corner of the SE^{1/4} of the NW^{1/4} of said Section 21; thence north 100 feet; thence east 100 feet; thence south 100 feet to the north line of Evergreen Street as shown on the plat of Evergreen Acres on file and of record in the office of the Auditor of Skamania County, Washington; thence west along the north line of said street to the point of beginning.

Subject to easements and rights of way of record.



and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all awnings, window shades, curtains, 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, refrigerators, dishwashers and cupboards, all cabinets, and all trees, gardens 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, all 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.

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

with interest thereon, and payable in monthly installments of \$ 126.41 each, beginning on the 10th day of August 1972, 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 lien shall continue in force as security for any and all other advances which may hereafter be made by the Mortgagor to the Mortgagors, and shall continue in force and exist as security for any debt now owing, or hereafter to come owing, by the Mortgagors to the Mortgagors.

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, keep no waste or strip 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, or breach of any covenant or agreement herein contained, then the entire debt secured by this mortgage shall, at the election of the Mortgagor, become immediately due and payable. Should the Mortgagors fail to pay the same which they are required to pay, the Mortgagor may, without waiver of any remedy hereunder mentioned, make full payment thereof, and the amount so paid with interest thereon at 10% per annum shall become immediately payable to the Mortgagor 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 such other hazards as the Mortgagors may specify to the extent of the amount due thereunder, 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 therefor, and that the Mortgagors will keep no insurance on said buildings other than as stated herein. That it shall be optional with the Mortgagors to name the insurance company and the agent thereof by which the insurance shall be written, and to refuse acceptance of any policy so chosen, and to substitute another, to cancel any policy which may be received or accepted and to replace the insurance because the policies so substituted, at the cost, charge and expense of the Mortgagors, but in no event shall the Mortgagor be held responsible for failure to regularly insure as written or for any loss or damage growing out of a defect in any policy so written out of the failure of any insurance company to pay for any loss or damage insured thereby. That the Mortgagors shall not be liable for any claim or action for damages or any other claim for whatever and to accept therefore on behalf both of the Mortgagors and their heirs and the Mortgagor.

That the Mortgagors will pay all taxes, assessments, and other governmental levies, 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 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 shall 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 at conditions 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 statement, if any, 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 hereby and the Mortgagor may, 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 mortgag[e] or to protect the lien hereof, the Mortgagor 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 use in said action, and said sums 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 by 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 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 such indebtedness.

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

Dated at Seattle, Washington July 7, 1972
S. Steven Bonner

Barney M. Schaft

Alice V. Schaff

STATE OF WASHINGTON.

County of Skamania

On this day personally appeared before me Barney M. Schaff and Alice V. Schaff, husband and wife, to me known to be the individual so described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Gives under my hand and official seal this 7th day of July, 1912. A. D.

**Notary Public in and for the State of Washington
resident at Coeur d'Alene, therein.**

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EXURGAGE

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FROM
HENRY H. SCHIAFF

ICE U. SCHAEFF

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CLARK COUNTY SAVINGS AND
LOAN ASSOCIATION
Camer. Washington
CLARK COUNTY OF SEAMANIA

OF WRITING FILED BY
RECEIVED
OF THE
AT 9:00 A.M. ON JULY 16, 1972
THIS RECEIPT IS FOR
OF 22
OF