PAGESS

75062°

MORTGAGE

The Marigagors, Steven J. Brain and Voyta S. Brain, husband and wife of Unitaryoud, Washington
hered mortgage to VANCOUVER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, located at Vancouver, Washington, MORTGAGHE the following described real property situate in the County of Skausenik State of Washington

The South Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (St SW4 NET SET), and the South Half of the North Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter (St NET SET), of Section 15, Township 3 North, Range 10 E. W. H.

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

and all interest to excite therein that the management mily licensiter acquire.

and all interest-of estate therein that the managagus may be reafter acquire.

TOGETHER with all fixtures and articles if personal property owned by the Mortgagors and now or at any time hereafter attached to or used in any way in connection with/the use, operation and occupation of the above described real property, and any and all buildings now or leverafter serected thereon. Such fixtures and stricts of personal property, including but without bring limited to all streens, awaitings, store writtows and doors, vanious studies, inlaid floor coverings, refrigerators builters, tanks, furnater, radeators, oxalls and familiangs of very kind, and all heating, lighting, plumbag, was, electricity, ventilating, refrigerating, air conditionings, and instructing equipment of whatever faid and nature, elevating and variety and tanks, furnate and capital streens, which obtains, burners, and fuel storage bins and tanks and irrigation systems, water obtains mirrors and cupboards and cabinets, and all thereon stands intercommunication systems, and all there are all the streets of the streets of the resonal property are farreby declared and shall be directly intercommunication systems, which therefore an attacks of personal property are farreby declared and shall be decemed to be instructed and shall be decemed to be a portion of the security for the maigns, and all persons claiming by, through one claffer them, and shall be deemed to be a portion of the sum of indicatedness herein mentioned and to be subject to the literature of this mortgage, all to secure the payment of the sum of indicatedness herein mentioned and to be subject to the literature of this mortgage, all to secure the payment of the sum of indicatedness herein mentioned and to be subject to the literature of this mortgage, all to secure the payment of the sum of

Mind flower thousand with a marked and 10/100 ereby, which pre-cipal sum and to district thereon is separable in equal monthly installments as therein see fourth beginning on the fifteen in day of August 1972, and payable on the fifteenth day of each month thereafter, according to the terms and combiners of the afaresaid promissory note hearing even date herewith.

in equal monably installments as therein set faith beginning on the TITEGETTH day of August 1972, and payable on the TITEGETTH day of each month threafter, according to the terms and conditions of the aforestal promission you the bearing even date herewith.

The Morragapets, for themselves and for their fielts and assigns, have commenced and agreed, and do hereby coverness and agree to and with the said Morragace, its successors or using as a product. They have a still and unconcumbered title in feet simple to said promises, they have the right to morragacy the same throughout that said unconcumbered the said throughout the said said with the said Morragace, its successors or using as a product of the programment of the morragacy and the taking of the product to any lite or trumbard to the said through the morragacy and no building or other upprecents, will be trumbed the said to additional scenarie, or the extension of time of particular without the content of the morragacy; and the taking of additional scenarie, or the extension of time of particular without the content of the morragacy; and the taking of additional scenarie, or day rendered on the extension of time of particular without the content of any rendered and recording to the product of any poperty that may occupy the place of a society or import the fability of any rendered and extension, and the scenaries of any renewal or extension thereof, that he and secondly for second or product of the said property and expressly released until said and obtained the second of the said products of the said products of the said products of the said products of the said said title unto said Morragace and unto his vaccessiva and margined the said of the said said title unto said Morragace and unto his vaccessiva and said and the unto said Morragace and the said that the said products of the said Morragacy and said products of the said morragacy and the said products of the said said title unto said Morragace and said the said products of the said products of the

performers, to fully protect this mortgage, the Morgagors, together with, and in addition to, the travelity implements

of principal and interest payable under the terms of the note secured hereby, will on the Littaenth day of each month, and same note is fully pend, pay to the Mergagee the following sums:

| A sum equal to the permuon that will next become due and payable on policies of fire and extent magnetic exercing the morraged property, plus these and assessments next due on the described, permises (allies extended by the Morragee). For all nums already part divided by the number of months in elabor before one munth prior to the date when such primitimes, taxes and assessments will become delinquent, and amounts in belief by the Morragee a trust to pay premiens, taxes and special assessments, as become activated amounts in belief by the Morragee at toust to pay premiens, taxes and special assessments.

amounts to be held by the Moriginee in trust to pay premiums, taxes and special assessments, as become stated of the program o

funds accumulated under this paragraph shall be applied as a credit against the amount of the principal then remaining

STATE OF THE PROPERTY OF THE PARTY OF

under said note.

Furthermore this margage also secures any advances which the Mortgager may make to the Mortgagors, or their successors in title or interest, for they purpose, at any time befole the release and carcellation hereof, but at no time shall be advances together with the halpoe remaining due upon the original obligation exceed the sums first secured hereby, not chall be the term of this mortgage be vareased, providing, however, that nothing in this paragraph contained shall be obteined as limiting the amounts that rist be secured hereby when advanced to protect Mortgager's security or in athodonce with the coverants contained herein.

It is furthe butterfully coveranted and agree the coverants of the parties hereto, for themselves, their heir, gers that representatives, such stors and assigns, that the owner are holder of this mortgage and of the promitsory note secured the thy shall have the right, without notices to grabe to any person liable for taid mortgage indebtedness, any excellation of time for indebtedness.

indeptedness.

IT 13 FURTHER EXPRESSLY AGREED: That should the said Mortgagers fail to make payment of and taxes of other charges payable by them as hereinhedron quieted, or suffer said premises to become subject to any lies or entumbral techning precedence to this mortgage, as hereinhedrore provided against, the said Mortgagee may, at its oxyone, make payment thereof and the amount so paid, with interest thereon at the rate of ten per cent (10%) per another shifl be added to and become a part of the debt secured by this mortgage, without waiver, lowever, of any fights of said Mortgage, arthing from the bleach of any of said towenants. The Mortgage may collect a munthly late charge not no exceed two coals [2c] for each one dollar (\$1.00) of each payment more than ten (10) days in arrears to cover the extra expense involved in handling delinquent payments; without projudice, however, to the Mortgage's right to consider each such delinquency as a breath of oxygnant by the Mortgagot.

In the great the security is said tables by the Mortgage of the consider each such delinquency as a breath of oxygnant by

In Morrgagor.

In the event the security is sold either by deed or contract of sale or otherwise conveyed to any person to party, and this morrgage debt remain unpaid at time of sale, then at the option of the Morrgagor, after written notice by United States Mail to the Morrgagor, the rate of interest upon the Individences secured hereby shall, from and after the date of exercise of the option, he interested to the extent of two percent or such lesser sum as the Morrgagor 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 morrgagor is assumed, Morrgagor's assumption fee or insurance transfer charge shall be pald by assuming party.

fee or insurance transfer charge shall be paled by assuming party.

While not in default, the Mortpägors 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 Mortpagors hereby, the Mortpagee 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 the balance, less reasonable costs of collection, upon the indebtedless hereby actured until all delinquent payments shall have been fully datcharged.

In the event said is instituted to effect duch foreclosure, the said Mortpagee, its successors or assigns, may recover therein as Attorney's fees such sem as the Court may adjudge reasonable and shall pay such reasonable cost of searching records and abstracting the same as necessarily may be incurred in foreclosing this mortgage or defending the sates, which sums may be included in the decer- of foreclosure. Upon sale in any foreclosure proceedings the entire trace shall be sold as one parcel and the purchaser at any each sale shall be let into immediate and full passession of the above premises.

That in the event size is instituted to effect such foreclosure, the saad Mortgagee, its successors or assigns, shall as

and the purchaser at any such sale shall be let into immediate and full passersion of the above premises.

That in the event sert 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 danger of misapplication of any of the properties of the Mortgagors, be entitled forthwith to have a receiver appearate, 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, coverant 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 morn "mortgagor" when only one person executes this areas, and the liability becounder shall be joint and several.

1319 July at XXXXXXXXX, Washington, this 14th day of July .1E. ED Camas, PADEXEN DATE momaci re Costocu COMPARED MAILED STEVEN J. Erain and Donne 4D LOAN ASSOCIATION U 'encouver, Washington IND LOAN ASSOCIAT MORTGA COUVER FEDERAL husband 530-00 ないのないはは

STATE OF WASHINGTON. COUNTY OF CLARK

they

STEVEN J. FRWIN AND DONNA S. ERWED, busband On this day personally appeared before meand wife

to me known to be the individual & described betten and who executed the within and foregoing distriment, and admowledged

their

uses and purposes the Manifest Given under my hand In Political seal this iniy

signed the same as

free and voluntary act and Bred, for the