

## MORTGAGE

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The Mortgagors, Dean U. Evans and Betty Jean Evans, husband and wife,

of Stevenson, Washington

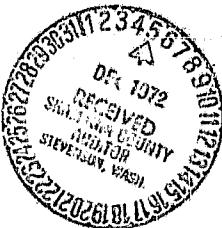
Debted Mortgage to Clark County Savings and Loan Association, a Washington corporation, the following described real property situated in ~~Clark~~ County, State of Washington, as follows:

Skamania

A tract of land located in the Southwest Quarter of the Northwest Quarter (Sec. 35) of Section 35, Township 3 North, Range 7 E. W. M., described as follows:

Beginning at a point marked by an iron bar on the westerly right of way line of the county road known and designated as Maple Way Road, said point being 751.30 feet north and 771.16 feet west from the center of said Section 35; thence west 200 feet; then north 00° 15' west 200 feet; thence east 125 feet, more or less, to the westerly right of way line of Maple Way Road aforesaid; thence in a southeasterly direction along said westerly right of way line 210 feet, more or less, 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, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnace and heating systems, water heater, burners, fuel storage bins and tanks and irrigation systems and all built-in mirrors, ovens, cooling ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, gardens and shrubbery, and other fixtures whether now or hereafter belonging to or used in the enjoyment of said property, 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 **FIFTEEN THOUSAND AND NO/100****15,000.00** Dollars

with interest thereon, and payable in monthly installments of \$ **130.06** each, **15,000.00** Dollars, beginning on the 10th day of January 1973, and payable on the 15th 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 and effect 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 become owing, by the Mortgagor to the Mortgagor.

The Mortgagors hereby (jointly and severally if more than two) covenant and agree with the Mortgagor as follows:

That the Mortgagors have a valid, unencumbered title to said premises, and will warrant and forever defend the same against the lawful claims and demands of all persons whatsoever.

That the Mortgagors will during the continuance of this mortgage, permit 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 any sum which they are required to pay, the Mortgagor 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 Mortgagor and shall be secured by this mortgage. Any payments made by the Mortgagors upon the indebtedness secured by this mortgage may be applied at the Mortgagor's option 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 Mortgagor may specify to the extent of the amount due hereunder, 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 receipt showing payment of all premiums due therefor, 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 agents thereof by whom 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 Mortgagor; 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 claim for insurance, and to receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagor.

and is further represented and agreed that the owner and holder of this mortgage and of the promissory note, secured hereby shall have the right, whenever so desired, to grant to any person liable for and in whose hands it may be at any time, for payment of all or any part thereof, without in any way releasing the persons liability of any party obligated to pay such note.

And it is further covenanted and agreed that the owner and holder of this mortgage and of the promissory note executed by the debtor in this instrument may extend the time of payment of any part or all of the principal sum or interest due thereon, or may release any party obligated to pay such indebtedness.

Wherever the terms "mortgagor" occur herein it shall mean "mortgagor" when used and construed otherwise than as defined above, and the liabilities hereunder shall be joint and several.

Dated at X2112W, Washington  
Stamps used

November 30, 1972

DANIEL EVERT

Betty Ann Meng

STATE OF WASHINGTON,  
County of Skamania

On this day personally appeared before me Doan B. Lueder and Betty Joan Lueder, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and act for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of November

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MICHIGAN

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FROM DEAN D. EVANS  
and  
DEPUTY DEAN EVANS

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