

WESSES

## MORTGAGE

The Mortgagors, Ronald D. Gentry and Virginia D. Gentry, husband and wife,  
of Carson, Washington

hereby mortgage to Clarke County Savings and Loan Association, a Washington corporation, the following described real property situated in ~~Clarke~~ County, State of Washington, town of  
Spokane.

The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 17, Township 3 North, Range 8 E. W. M.; EXCEPT the south 229 feet thereof; AND EXCEPT the following described tract: Beginning at a point on the east line of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the said Section 17 north 306 feet from the south line of said section; thence west 204 feet; thence north 351.5 feet to the north line of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the said Section 17; thence east 204 feet to the northeast corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the said Section 17; thence south along the east line of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the said Section 17 a distance of 351.5 feet, more or less, to the point of beginning.

SUBJECT TO Encumbrances and Rights of Way of record.



and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all fixtures, window shades, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnaces and heating systems, water heaters, burners, fuel storage bins, ad tanks and irrigation systems and all built-in mirrors, ovens, cooking ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, gardens and shrubbery, and other like things and fixtures, 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 TWELVE THOUSAND AND NO/100 (\$12,000.00) Dollars,

with interest thereon, and payable in monthly installments of \$ 150.40 each month beginning on the 10th day of September, 1973, 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 and exist 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 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, 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 as the Mortgagors 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 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 receipts showing payment of all premiums due therefor, and that the Mortgagors will keep no insurance on said building other than as stated herein; it shall be optional with the Mortgagor to name the company or companies and the agents thereof by which 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 for any loss or damage incurred or arising out of any defect in any policy, or growing out of the failure of any insurance company to pay for any loss or damage incurred against. That the Mortgagor is authorized to compromise and settle any claims for insurance, and to receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagor.

That the Mortgagors will pay all taxes, assessments, and other governmental charges upon the principal premises or interest upon this mortgage or the note herein recited, as soon as the same become due and payable, and shall immediately pay and discharge any sum having the nature of taxes, assessments, or other charges upon the principal premises or interest, or upon the principal or interest of the note herein recited, by whomsoever imposed, with the annual insurance premiums, taxes, assessments, and other governmental levies, which become due, either upon the principal premises, or upon this mortgage or the note herein recited, the amount thereof shall increase from time to time as such taxes, assessments, or levies, in the amount thereof by the official statement of account, or by a day statement of insurance premiums in the amount actually paid or incurred therefor. And each budget payment shall be deemed to be a payment of such taxes, assessments, or levies, in the amount thereof by the official statement of account, or by a day statement of insurance premiums in the amount actually paid or incurred therefor. And each budget payment shall be deemed to be a payment of such taxes, assessments, or levies, in the amount thereof by the official statement of account, or by a day statement of insurance premiums in the amount actually paid or incurred therefor. And each budget payment shall be deemed to be a payment of such taxes, assessments, or levies, in the amount thereof by the official statement of account, or by a day statement of insurance premiums in the amount actually paid or incurred therefor.

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagors shall be entitled to recover from the Mortgagors a reasonable attorney fee to be allowed by the court, and to reasonable costs of suit, and to receive and obtaining a certificate of title or title report for used in said action, and said sums shall be recoverable by this instrument. In addition, in any action a deficiency judgment may be entered in favor of the Mortgagee, and a receiver may be appointed by the court, according to the 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 executed hereby shall have the right, without notice, to grant to any person liable for this mortgage, indebtedness, any certificate of title for payment of all or any part thereof, without in any way affecting the personal liability, of any party obligated to pay such indebtedness.

Whereby, the terms "mortgagor" occur herein it shall mean "mortgor" when only one person executed this instrument, and the Mortgagor hereunder shall be joint and several.

Dated at Clallam, Washington July 23, A. D. 1973

Stevenson

\* Ronald D. Gentry

Ronald D. Gentry

\* Dolores D. Gentry

Dolores D. Gentry

STATE OF WASHINGTON,  
County of Grays Skemania

On this day personally appeared before me Ronald D. Gentry and Dolores D. Gentry, 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 deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23rd day of July, A. D. 1973

Thomas M. Brown  
Notary Public in and for the State of Washington  
residing at Clallam, thereto.

Stevenson

MORTGAGE

Loan No. 5445

FROM  
RONALD D. GENTRY  
and  
DOLORES D. GENTRY

TO

CLALLAM COUNTY BANKERS AND  
LOAN ASSOCIATION  
Clallam, Washington

STATE OF WASHINGTON, {  
COUNTY OF SKEMANIA }

NOTICE CERTIFY THAT THE VOTER  
EXPOSURE OF VOTER'S FEDERAL  
ELECTION COMMISSION

EXPOSURE OF VOTER'S FEDERAL  
ELECTION COMMISSION