

MORTGAGE

BOOK 50 PAGE 225

The Mortgages, GEORGE V. AMUNDSON AND ANITA R. AMUNDSON, husband and wife of Washougal, Washington

has by mortgage to Clarke County Savings and Loan Association, a Washington corporation, the following described real property situated in CLATSOP County, State of Washington, to-wit: Skamania

Lot 2 of WARD ACRES ANNEX according to the official plat thereof on file and of record at page 152 of Book A of Plats, Records of Skamania County, Washington.



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 water-carrying apparatus, furnace and heating systems, water heaters, burners, fuel storage bins and tanks and irrigation systems and all built-in mirrors, ovens, cooking ranges, refrigerators, dish washers 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 FOURTEEN THOUSAND FIVE HUNDRED AND NO/100

(\$ 14,500.00) Dollars,

with interest thereon, and payable in monthly installments of \$ 147.08 each, month beginning on the 10th day of February, 1974, and payable on the 10th day of each month thereafter, according to the terms and conditions of the 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 Mortgagee 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 Mortgagee.

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

That the Mortgagors have a valid, unencumbered title in fee simple to said premises, and will warrant and defend the same against the lawful claims and demands of all person 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 amount of principal or interest provided for in said note, or any sum due under this mortgage, or branch of any amount or interest hereof contained, then the entire debt secured by this mortgage shall, at the election of the Mortgagee, become immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagee may, without notice of any remedy hereof by the Mortgagors, make full or partial payment thereof, and the amount so paid with interest thereon at 10% per annum. All monies so voluntarily payable to the Mortgagee and shall be secured by this mortgage. Any payments made by the Mortgagors on account of the debt secured by this mortgage may be applied as the Mortgagee may direct 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 each other... (The text in this block is extremely faint and partially obscured by a large 'Official' watermark. It appears to contain clauses regarding insurance and the Mortgagee's right to cancel any policy not accepted by the Mortgagee.)

That the Mortgagor will pay all taxes, assessments, and other charges, including the mortgage interest, now or hereafter levied, assessed, or payable, and shall immediately pay the same as they become due. The Mortgagor also agrees to pay the Mortgagee monthly installments over this mortgage. And the Mortgagee shall have the right to deduct from the annual insurance premiums, taxes, assessments, and other governmental levies, which are or may hereafter be levied upon the mortgaged premises, or upon this mortgage, or the note secured hereunder, as such amounts as shall be due from time to time as conditions may require. The budget payments of such amounts may be applied by the Mortgagee to the payment of such taxes, assessments, or levies, in the amounts shown by the official statements thereof, and to the payment of insurance premiums in the amount actually paid or incurred therefor. And such budget payments are hereby authorized by the Mortgagor as collateral security for full performance of this mortgage, and the note secured hereby, and the Mortgagee, at any time, without notice, apply said budget payments upon any such delinquent taxes, rates or other charges of this mortgage.

In any action brought to foreclose this mortgage or to protect the Mortgagee, the Mortgagee shall be entitled to recover from the Mortgagor a reasonable attorney fee to be allowed by the court, and the reasonable cost of collecting the same, and also obtaining abstracts of title or title reports for use in said action, and said sums shall be secured by this mortgage. In the event of a foreclosure action a deficiency judgment may be entered in favor of the Mortgagee, and a receiver may be appointed to collect the rents, issues and profits from the mortgaged premises.

And it is further covenanted and agreed that the owners and holder of this mortgage and of the premises hereon shall have the right, without notice, to grant to any person or persons all or any part thereof, without in any way affecting the parental liability of any party obligated to pay the same.

Wherever the terms "mortgagor" occur hereon it shall mean "Mortgagee" when only one person is named as mortgagor, and the liability hereunder shall be joint and several.

Dated at Camas, Washington December 21st

A. D. 1973

George V. Amundson
George V. Amundson

Anita R. Amundson
Anita R. Amundson

STATE OF WASHINGTON,
County of Clark

On this day personally appeared before me **GEORGE V. AMUNDSON AND ANITA R. AMUNDSON**, husband and wife to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and that they signed the same their free and voluntary act and deed, for the uses and purposes therein expressed.

Given under my hand and official seal this 21st day of December, 1973 A. D.

Notary Public in and for the State of Washington,
residing at Camas, Oregon.

[Handwritten signatures and notes, including "Anita R. Amundson" and "George V. Amundson" in various orientations.]