

BOOK 50 PAGE 98

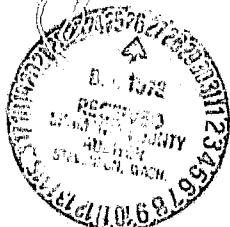
MORTGAGE

The Mortgagors, GEORGE V. ARUNDSOON AND ANITA R. ARUNDSOON, husband and wife

of Washougal, Washington

do hereby mortgage to Clark County Savings and Loan Association, a Washington corporation, the following described real property situated in ~~Clark~~ County, State of Washington, to-wit:

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 watering 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. No 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 **January**, 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 shall continue in force and exist as security for any and all other advances which may hereafter be made by the Mortgagor to the Mortgagee, 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 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 property 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 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 Mortgagor fail to pay any sum which they are required to pay, the Mortgagor may, with the written consent of the Mortgagor, make full of partial payment thereof, and the amount so paid, with interest thereon at 16% per annum, shall become absolutely payable to the Mortgagor and shall be accrued by this mortgage. Any payment made by the Mortgagor, or indebtedness created 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 perils as the Mortgagor may specify to the extent of the amount due hereunder, in some responsible insurance company at a premium satisfactory to the Mortgagor and for the protection of the latter, and that the Mortgagor will cause all insurance policies to be fully endorsed and delivered to the Mortgagor, together with receipts showing payment for all premiums due therefor; and that the Mortgagor will keep no insurance on said building other than as stated herein. That it shall be agreed with the Mortgagor to never to cancel any policy or to change any agent thereof by whom the insurance shall be written, but to release cancellation of any policy offered and to cancel any policy liable to be cancelled any policy which may be required or accepted and to place the insurance in cash or cash equivalents in the hands of the Mortgagor, but in no event shall the Mortgagor be held responsible for the failure of any insurance writer to do any thing in respect thereto, failing out of negligence, carelessness, or want of the insurance company to pay up to the Mortgagor the amount due him under his insurance. That the Mortgagor is authorized to demand the cancellation of any insurance for any reason, and to replace therefor by such other insurance as he may desire.

That the Mortgagor will pay all taxes, assessments, and other amounts levied, now or hereafter, upon the mortgaged property, or imposed upon this mortgage or the note, and that he will pay the same in a timely manner, and that he will immediately pay any and all debts, so far as having been incurred by him, over this mortgage. And it is further agreed that the Mortgagor agrees to pay to the Mortgagor monthly budget payments estimated by the Mortgagor as one-twelfth of the annual insurance premiums, taxes, assessments, and other governmental levies, which are to be paid upon the mortgaged premises or upon this mortgage, if the note is not paid in full, and the amount of such payment from time to time as conditions may require. The budget payments so calculated shall be applied by the Mortgagor to the payment of such taxes, assessments, or levies, in the amounts shown by the bills and statements thereof, and to the payment of insurance premiums in the amounts actually paid or incurred therefor. And each budget payment is to be paid in advance. The Mortgagor is collateral security for full performance of all the covenants and the note contained herein, and the note is secured hereby, and the Mortgagor may, at any time, without notice, apply said budget payments upon any unpaid balance due on and after the date of this mortgage.

In any action brought to foreclose this mortgage or to protect the homestead, the mortgagee will be entitled to obtain abstracts of title or title reports for use by the court, and the reasonable cost of service of process in obtaining a deficiency judgment may be entered in favor of the trustee, one & attorney may be appointed to collect the rents, issues and profits from the mortgaged premises.

And it is further covenanted and agreed that the owner's ~~and~~ ^{and} holder of this mortgage and of the underlying debt shall have the right, without notice, to give to any trustee, his or her attorney, factotum, or agent, or to any person for payment of all or any part thereof, without in any way affecting the personal liability of any party, or the indebtedness:

Wherever the terms "mortgagor" occur herein it shall mean "trustee" when only one person makes the mortgage and the liability hereunder shall be joint and several.

Dated at Camas, Washington December 21st 1973

Ac. 32.1973

Foto's U. Amsteldaam

Anita R. P. ~~Parsons~~
Anita R. Parsons

STATE OF WASHINGTON.

County of Clark

On this day personally appeared before me GEORGE V. ARNDTSON AND ANITA H. ARNDTSON, husband and wife
to me known to be the individual(s) described in and who executed the within and foregoing instrument, and I do hereby declare
that they signed the same while free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 21st day of December, 1971

Melody Publishing and for the Estate of W. C. Handy,
residing at Clarks, Georgia.