

The Mortgagors, Richard L. Robinson and Jennifer D. Robinson, husband and wife,
of Stevenson, Washington

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

A tract of land located in Sections 15 and 22, Township 2 North, Range 7 E. W. M., described as follows:

described as follows:
Beginning at the southwest corner of Lot 9 of Normandy Tracts according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence south 54° 45' west 40 feet along the northerly line of State Highway No. 8 to the initial point of the tract hereby described; thence north 35° 15' west 374.5 feet; thence south 54° 45' west 10 feet; thence north 35° 15' west 169 feet; thence north 54° 45' east 10 feet; thence north 35° 15' west 106.5 feet; thence south 54° 45' west 150 feet; thence south 35° 15' east 436 feet; thence south 39° 04' east 150.33 feet; thence north 54° 45' east 112 feet; thence south 35° 15' east 64 feet to the northerly line of State Highway No. 8; thence north 54° 45' east 20 feet to the initial point.

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, furnaces and heating systems, water heaters, burners, fuel storage bins and tanks and irrigation systems and all built-in mirrors, ovens, cooking ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, gardens, lawns and other things like things, and matters, and other fixtures whether now or hereafter belonging to or used in connection with 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 THIRTEEN THOUSAND FIVE HUNDRED AND NO/100

with interest thereon, and payable in monthly installments of \$ 113.30 each, month beginning on the 10th day of February 1974, and payable on the 10th day of each month thereafter, according to the following schedule:

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

That the Mortgagors have a valid, unimpaired title in the staple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all person 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 hereof 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 Mortgagee, become immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagee may, without delay 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 Mortgagee. The principal and interest on the amount so paid by the Mortgagees upon the indebtedness secured by this mortgage may be applied as the Mortgagee 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 Mortgagees will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgagees may specify to the extent of the amount due hereunder, in some responsible insurance company or companies satisfactory to the Mortgagee and for the protection of the latter, and that the Mortgagees will cause all insurance policies to be suitably endorsed and delivered to it a Mortgagee, together with receipts showing payment of all premiums due thereon, and that the Mortgagees will keep no insurance on said building other than as stated herein. That it shall be optional with the Mortgagee 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 rescind and cause to be cancelled any policy which may be received or accepted and to place the insurance or cause the policy to be written, all at the cost, charge and expense of the Mortgagee; but in no event shall the Mortgagee 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 Mortgagee is authorized to compromise and settle any claims for insurance, and to receive therefor or behalf both of the Mortgagee and their assigns and the Mortgagee.

That the Mortgagors will pay all taxes, assessments, and other governmental levies, now or hereafter levied against the mortgaged premises, or imposed upon this mortgage or the note secured hereby, as soon as the same become due and payable, and shall immediately pay and discharge any lien having precedence over this mortgage. And to assure prompt payment the Mortgagors agree to pay to the Mortgagee monthly budget payments estimated by the Mortgagee to equal one-twelfth of the annual insurance premiums, taxes, assessments, and other governmental levies, which are or may become due upon the mortgaged premises, or upon this mortgage or the note secured hereby. Amount of such payments to be deducted from time to time as conditions may require. The budget payments so accumulated 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 pledged to the Mortgagee as collateral security for full performance of this mortgage and the note secured hereby and the Mortgagee may, at any time, without notice, apply said budget payments upon any sums delinquent upon said note or under the terms of this mortgage.

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagee shall be entitled to recover from the Mortgagors a reasonable attorney fee to be allowed by the court, and the reasonable cost of searching the records and obtaining abstracts of title or title reports for use in said action, and said sums shall be secured by this mortgage. In such foreclosure action a deficiency judgment may be entered in favor of the Mortgagee, and a receiver may be appointed at the Mortgagee's 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 secured hereby shall have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of time for payment of all or any part thereof, without in any way affecting the personal liability of any party obligated to pay such indebtedness.

Wherever the terms "mortgagors" occur herein it shall mean "mortgagor" when only one person executed this document, and the liability hereunder shall be joint and several.

Dated at ~~Stevenson~~ Washington January 8,

A. D. 1974

Richard L. Robinson
Richard L. Robinson

Jennifer D. Robinson
Jennifer D. Robinson



STATE OF WASHINGTON,
County of ~~Clark~~ Skamania

ss.

On this day personally appeared before me Richard L. Robinson and Jennifer D. Robinson, husband and wife, to me known to be the individual 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 8th. day of January 1974

A. D.

John P. [Signature]
Notary Public in and for the State of Washington
residing at ~~Stevenson~~ Stevenson



76999

MORTGAGE

Loan No. 03-5107

FROM
RICHARD L. ROBINSON
and
JENNIFER D. ROBINSON
TO

CLARK COUNTY SAVINGS AND
LOAN ASSOCIATION
Clark, Washington

STATE OF WASHINGTON
COUNTY OF SKAMANIA

WITNESSETH THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

Robert J. [Signature]

OF *Stevenson, WA*

AT *1:30 PM* ON *Jan 8, 1974*

WAS RECORDED IN BOOK *50*

OF *1974* AT PAGE *1774*

RECORDS OF SKAMANIA COUNTY, WASH.

at [Signature]

COUNTY CLERK

at [Signature]

Mail To

Clark County Savings & L

Clark, Wash

CLARK COUNTY, WASHINGTON