

200-2 MORTGAGE

The Mortgagors - John H. Luskow and Virginia R. Luskow, husband and wife.

of Stevenson, Washington

First Mortgage of the County Savings and Loan Association, a Washington corporation, the following described real property situated in Skamania County, State of Washington, to-wit:

Lots 2 and 17 of Block One of the FIRST ADDITION TO HILL CREST ACRE TRACTS according to the official plan thereof on file and record in the office of this Auditor of Skamania County, Washington

SUBJECT TO restrictive covenants, 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, screen, 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, dishwashers and cupboard and cabinetry, and all trees, gardens and shrubbery, and other things and materials, 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 NINETEEN THOUSAND EIGHT HUNDRED AND NO/100

\$ 19,800.00 Dollars.

with interest thereon, and payable in monthly installments of \$ 162.79 each month beginning on the 10th day of March 1974, 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 a term 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 whatever 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 payment made by the Mortgagor upon the indebtedness secured 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 continually insured against loss or damage by fire and such other hazards as the Mortgagors 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 swinly 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. That it shall be optional with the Mortgagor to name the company or companies and the amounts thereof by which the insurance shall be written, and to withdraw dependence of any policy offered, and is a condition and cause to be cancelled any policy which may be received or accepted and to cancel 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 or arising in any policy, or growth 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.

that the Mortgagors will pay all taxes, assessments, and other governmental levies, due or to become payable before the encumbranced 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 and all banking proceedings over this mortgage, and taxes, and other governmental levies, due and payable before the mortgaged premises, or upon this mortgage, or the note secured hereby, the amount of which payment to the sheriff just before the time of sale, conditions may require. The budget payment so accumulated may be applied by the Mortgagors to the payment of such taxes, assessments, or levies, in the proportion shown by the official statement, bond, and to the payment of interest or premium in the amount actually paid or expended thereon. And each budget payment is hereby pledged to the Mortgagor as collateral security for full performance of this mortgage and the note secured hereby, and the Mortgagors may, at any time, with the attorney, apply said budget payment upon any sums disbursed upon said note, or under the terms of this instrument.

In any action brought to foreclose this mortgage or to protect the sum hereof, the Mortgagors shall be entitled to recover from the Mortgagors a reasonable attorney fee to be allowed by the court, and the reasonable cost of retaining the records and obtaining abstracts of title or reports for use in said action, and said sum shall be secured by this mortgage. In such foreclosure action a deficiency judgment may be given in favor of the Mortgagors, and a receiver may be appointed on the Mortgagors' 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 its 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.

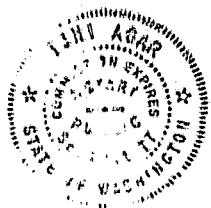
Wherever the terms "mortgagors" occur herein it shall mean "mortgagor", when only one person executed this document, and the liability hereunder shall be joint and several.

Dated at Seattle, Washington
February 5, 1974

February 5, A. D. 1974

Thomas M. Lexow
Thomas M. Lexow

Virginia R. Lexow
Virginia R. Lexow



STATE OF WASHINGTON.

County of Clark Skamania }
} ss.

On this day personally appeared before me Thomas M. Lexow and Virginia R. Lexow, husband and wife, to me known to be the individual so 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 5th day of

February A. D. 1974

Sherie Goss
Notary Public in and for the State of Washington,
residing at Othello, therein.
Stevenson

177062
MORTGAGE

Loan No. 03-5111

FROM
THOMAS M. LEXOW
and
VIRGINIA R. LEXOW

TO

CLARK COUNTY SAVINGS AND
LOAN ASSOCIATION
Central, Washigton

STATE OF WASHINGTON }
COUNTY OF CLARK }
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OR PART THEREOF IS FILED BY
Sherie Goss N.D.
AT 10 AM Feb 6, 1974
WAS SERVED ON C.R.C.
RECORDED
CLARK COUNTY SAVINGS AND
LOAN ASSOCIATION
Sherie Goss

SEARCHED	INDEXED
SERIALIZED	FILED
RECORDED	INDEXED
COMPILED	FILED

Mailed To
Clark County Savings & Loan
Administrator
Othello, Washington