

MORTGAGE

The Mortgagors **Simmy L. Bryon and Sharon L. Bryon, husband and wife,**

of Underwood Washington

do hereby mortgage to Riverview Living Association, a Washington corporation, the following described real property situated in Clark County, State of Washington, to wit:

The south 208 feet of the west 410 foot of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 15, Township 3 North, Range 10 E. U. S. M.

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, cooling ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, gardens and shrubbery, and other like things and matters, 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 EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100-----

(\$ 18,500.00) Dollars,

with interest thereon, and payable in monthly installments of \$ 148.97

each month

beginning on the 10th day of August, 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 mortgagee's premises and will keep the buildings and appurtenances on said property in good 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 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 building, thereon containingly 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 Mortgagor 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 Mortgagor 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 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 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 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.

BOOK 51 PAGE 47

That the Mortgagors will pay all taxes, assessments, and other governmental levies, now or hereafter imposed upon his mortgage or the lots described herein, as soon as the same become due and payable. If immediately pay and discharge all lien holding premises over this mortgage, and to assure payment the Mortgagors agree to pay to the Mortgagor (County) of Skamania Interest estimated by the Mortgagor as being one-twelfth of the annual insurance premiums, taxes, assessment, and other governmental levies which are or may become due upon the mortgaged premises, or upon this mortgage or the lots described herein, the amount of such payments to be advanced from time to time as conditions may require. The budget payments to be accumulated by the Mortgagor to the payment of such taxes, assessments, or rates, in the amount shown by the official statement thereof, and to the payment of insurance premiums in the amount actually paid or incurred thereon, and such budget payments shall always be pledged by Mortgagor as collateral security for full performance of his mortgage, and the note secured hereby and the Mortgagor may, at any time, without notice, apply said budget payments upon any sum or balance due under the terms of this mortgage.

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagor shall be entitled to recover from the Mortgagor a reasonable attorney fee to be allowed by the court, and the reasonable cost of removing the cargo and obtaining a clear title or title report for use in said action, and said sum shall be secured by this mortgage. In such foreclosure action a deficiency judgment may be entered in favor of the Mortgagor, and receiver may be appointed at the Mortgagor's request to collect the claim, issue, and profit from the mortgaged premises.

And it is further covenanted and agreed that the owner and holder of this mortgage and of the premises now 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 in any 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 Okanogan, Washington March 29
Stevenson

A. D. 1974

Jimmy L. Bryan

Jimmy L. Bryan

Sharon L. Bryan

Sharon L. Bryan



STATE OF WASHINGTON,

County of ~~Skamania~~ Skamania }

On this day personally appeared before me Jimmy L. Bryan and Sharon L. Bryan husband and wife,

to me known to be the individual(s) 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 29th day of

March 1974

A. D.

Thomas M. Peterson
Notary Public in and for the State of Washington
residing at Okanogan, Washington

Stevenson

MORTGAGE

Loan No. — 5555

REGISTERED	—
SEARCHED	X
INDEXED	X
FILED	X
RECORDED	X
COMPILED	X

TO

JIMMY L. BRYAN
and
SHARON L. BRYAN

Riverview Savings Association
c/o James Vachasian

THE STATE OF WASHINGTON }
COUNTY OF SKAMANIA }
I HEREBY CERTIFY THAT THE ENTIRE }
INSTRUMENT OF WRITING, PREPARED }
BY James Vachasian, }
OF Riverview Savings Association, }
OF Okanogan, Washington, }
IS A FAIR AND TRUE COPY }
OF THE ORIGINAL INSTRUMENT. }
IT IS SOLELY FOR THE USE }
OF THE CREDITOR, }
AND IS NOT TO BE USED }
FOR ANY OTHER PURPOSE. }
IT IS NOT TO BE SIGNED }
BY THE CREDITOR. }

WAS SECURED IN BOOK 51
AT PAGE 477-5

COUNTY AUDITOR
C. J. VACHASIAN
Riverview Savings Association
c/o James Vachasian

MAILED TO
Riverview Savings Association
c/o James Vachasian