MORTGAGE

The Mortgagors, Gragory L. Nasly and Patty A. Nasly, husband and wife,

of Carson, Washington

Hereby mortgage to Riverview Savings, esociation, a Washington configuration, the following described real property situated in XISIN County, State of Washington, to-wit:

Lot 1 of COLUMBIA HEIGHTS according to the official plat theres, on file and of record at part 136 of Book A of Plate, Record of Skamenia County, Washington;

TOGETHER WITH that portion of said platted property described as follows: Heginning all the southwesterly corner of the said Lot 1; then so south 24° 14' east 75 feet to intersection with the northerly line of Ceder Street as shown on said play; there following the northerly line of Ceder Street northeseterly to its intersection with the westerly line of Columbia Drive as shown on said plat; thence following the questerly line of Columbia Drive as shown on said plat; thence following the questerly line of Columbia Drive northerly to intersection with the southwesterly corner of the said Lot 1; thence south 65° 46' west 159.09 feet to the point of prinning.

SUBJECT TO right of way and restrictive covenants of record.



and all interest or estate therein that the mortgagers may be "alter acquire, together with the appartenances and all awnings, window r'ades, acceens, mantice, and all plumbing, ligiding, esting, cooling, verticating, elevating and watering appair hus, furnace and heating systems, water heaters, burners, their strongs and stacks and frigular systems and all built-in a frost, cooling ranges, refrigerators, dishunders as coupleants and chained and all trees, gardens and shrubers, and other fixtures whether new research belonging to or used in the enjoyment of said property, and other all of which shall be construed as a part of the realty. The within described nietgr 3rd property is not used principally for agricultural or far aling purposes.

with interest thereon, and payable it monthly installments of \$ 192.50 each; month

beginning on the 10th day of Farcuary , 1975, and payable on the 10th day of each month mercafter, according to the terms and conditions of one certain promiserory note bearing even date herowith.

This mortgage lies shall confince in the and exist as security for any and all other advances which may hereafter be made by the Mortgage to the Mortgage, and thall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the Mortgager to the Mortgage.

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

That the Mortgagors have a valid, unincumbered title in fee simple to said premises, and will warrant and forever 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 wazte or strip of the mortgaged premises and will keep the buildings and appurtenances or 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 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 Murtgage, become immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgageo may, without walver of only remedy hereunder for such breach, make full or partial payment thereof, and the amount so paid with interest thereof, and the amount so paid with interest payments tanks by the Mortgagors upon the indeltedness becared by this mortgage may be applied as the Mortgagor may elect either upon the amount which may be due upon said a remissory note or upon any amount which may be due under the provisions of this martgage.

That the Mortgages will keep all buildings thereon continuously insured against loss or damage by fite and such other hazards as the Mortgages may specify to the extent of the amount due hereunder, in some responsible insurance company or companies satisfactory to the Mortgages and for the protection of the latter, and the the Mortgages will cause all insurance policies to be builtably endorsed and delivered to the Mortgages, together with rective and payment of all premiums due therefor, and that the Mortgages will keep no insurance or and building there than a satisfactor that it shall be optional with the Mortgage to name the company or companies and the against thereof by which the insurance into the optional with the Mortgage to an or companies and the against thereof by which the insurance into the principle of the principle of the control of the principle of an overtified and policy offered, and to particularly and to end the insurance while the Mortgages be him respirable. We failure to have any intuiting written or for any loss or damage growing out of a defect in any joilar, or growing out of a defect in the Mortgages he autitor ed to compromite and settle any claims to the property on the ball the Mortgages he autitor ed to compromite and settle any claims to the receipt therefore on the ball both of the Mortgages and their said. It am the Mortgages.

That the Merigagions will pay till faces, assessments, and other governmental levies from the investity assessing the electricogical premises, as imposed upon this mortgage, or the note accurated hereby, as these as the faces the faces are the faces and the mortgage are the faces and the faces of the faces and the mortgage are the faces and the faces are the faces and the faces are also as a country of the faces and the faces are faces and faces are faces and the faces are faces and faces are faces and faces are faces and faces are faces and faces and the faces are faces and faces and the faces are faces and faces are faces and faces and the faces are faces and faces and faces are faces and faces and faces are faces are faces and faces are faces and faces are faces are faces and faces are faces and faces are faces are faces are face

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgaged shall be entitled to recover from the Mortgagem, a reasonable attorney fee to be allowed by the court, and the reasonable cout of specifing 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 the closure action a deficiency judgment may be entered in twee of the Mortgagee, and a receiver may be appointed at the latternate to collect the rents, issues and profits from the mortgaged premises.

And it is, further covenanted and agreed that the owner and helder of this mortgage and of the promissory note accuracy hereby shall have the right, without notice, to grant to any person liable for said hortgage indebtedness, any extension of them for payment, of all or any part thereof, without in any way affecting the personal published of any party obligated to pay such

Wherever the terms "n.artgagors" occur herein it shall mean "mertgagor" when only one person executed this document, and the liability december shall be joint and several.

Dated at Combs, Washington

August 19.

A. D. 1974

Gregory L. Neck

STATE OF WASHINGTON. County of ARMA Skamania

76088

On this day personally appeared before me Gregory L. Neely and Patty A. Neely, huoband and wife, to me known to be the individual B described in and who executed the within and Corogoling instrument, and acknowledged algaed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

hynder by hand and official scal this 19th day of

August

, A. D. 1974

MONTON Notary Public in and for the State of W

residing atxioness, thereis, Stovenson