

79356

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WASHINGTON
MUTUAL
SAVINGS BANKCONSUMER LOAN DIVISION
(M. H. Mortgage)STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

State Mutual Savings Bank

OF 1175 Main Street

AT 1175 N. May 29, 1975

WAS RECORDED IN BOOK 52

OF 716 AT PAGE 650

RECORDS OF SKAMANIA COUNTY, WASH.

J. H. Hall

COUNTY AUDITOR

E. Mansfield

Filed for Record at Request of

NAME WASHINGTON MUTUAL SAVINGS BANK

ADDRESS 1201 Main Street

CITY AND STATE Vancouver, Washington 98660

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COMPARED	
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MORTGAGE

THE MORTGAGORS, GLEN H. HODGES AND WILMA E. HODGES, husband and wife

hereby mortgage to WASHINGTON MUTUAL SAVINGS BANK ("the mortgagee") the following described real property situated in Skamania County, State of Washington, and all interest or estate therein that the mortgagors may hereafter acquire, together with the income, rents and profits therefrom: See attached.

The following described real property located in Skamania County, State of Washington, to-wit:

A parcel of property in the Northwest Quarter of Section 23, Township 2 North, Range 5 E. W. M., being a portion of Tract No. 13 of COLUMBIA RIVER ESTATE, more particularly shown on a survey map of record: Tract No. 13 of Miscellaneous Records, under Auditor's File No. 75657, Records of Skamania County, Washington, is defined as follows:

Beginning at a point 2,142.42 feet north 89° 26' 09" east and 470.65 feet north 89° 23' 51" east at the southeast corner of the Northwest Quarter of said Section 23, said point being between 0+00 on Road "A" recorded under Auditor's File No. 75655, Records of Skamania County, Washington; thence south 81° 09' 57" east along the southerly line of Lot 13 of Columbia River Estate, approximately 175.52 feet; thence north 09° 50' 03" east 210 feet; thence north 81° 09' 57" east 319.25 feet, more or less, to the westerly line of said Lot 13 and the centerline of Road "A" recorded under Auditor's File No. 75655, Records of Skamania County, Washington; thence along a 50 foot radius curve to the left, the tangent of which bears south 26° 57' 25" east at this point, 22.23 feet; thence south 52° 25' 53" east 54.75 feet to a 50 foot radius curve to the right; thence along said 50 foot radius curve 21.06 feet; thence north 28° 47' 37" east 150.75 feet to a 50 foot radius curve to the right; thence along said 50 foot radius curve 33.61 feet, more or less, to the point of beginning.

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together with all plumbing, lighting, air conditioning and heating (including oil and gas burners) apparatus and equipment now or hereafter installed in said premises including but not limited to that certain 19 75 KINGSWOOD mobile home, Model P K 3, Serial No. 4735, and all personal property which is now or may hereafter be attached to, located in, or used or intended to be used in connection therewith, all of which at the option of the mortgagee shall be considered either personally or part of the realty.

This mortgage is given as security for the payment of TWENTY THOUSAND AND NO/100 DOLLARS (\$ 20,000.00), with interest, according to the terms of a promissory note of even date herewith executed by the mortgagors to the order of the mortgagee and to secure any sums the mortgagee may advance or expenses it may incur hereunder or otherwise to protect or realize upon the property, including the above-described mobile home and related property, or under a security agreement of even date herewith wherein the mortgagors gave the mortgagee a security interest in said mobile home and related property.

The mortgagors covenant with the mortgagee as follows:

A. (Check applicable box below):

- ☒ That they are the owners in fee simple of all the above-described property and that the same is unencumbered;
☐ that they are the owners of the above-described mobile home, which is unencumbered except by the above-described security agreement held by the mortgagee, and the owners in fee simple of the above-described real property, which is encumbered only by a prior mortgage or trust deed;
☐ that they are the owners of the above-described mobile home, which is unencumbered except by the above-described security agreement held by the mortgagee, and the contract purchasers of the above-described real property which is otherwise unencumbered.

B. that the property mortgaged hereby is not used principally or primarily for agricultural or farming purposes;

C. that they will, during the continuance of this mortgage permit no waste of the premises, will pay before delinquent all lawful taxes and assessments upon the mortgaged property and upon this mortgage or upon the money or debt secured hereby, and will keep the property free and clear of all other encumbrances impairing the mortgagee's security, and will timely comply with all the terms, covenants and conditions of the above-described security agreement; and of any prior contract, mortgage or trust deed.

Should the mortgagors fail to keep any of the foregoing covenants, or any of the covenants of the above-described security agreement, or any of the covenants of any prior contract, mortgage or trust deed, then the mortgagee may perform them, without waiving any other right or remedy given for any such breach; and all expenditures in that behalf shall be secured by this mortgage and bear interest at the rate of twelve per cent (12%) per annum and be repayable by the mortgagors on demand.

In case of default in the payment of any installment of said debt, or of a breach of any of the covenants herein contained, or contained in the above-described security agreement or contained in any prior contract, mortgage or trust deed, then the entire debt hereby secured may, at the mortgagee's option, be declared due and this mortgage may be foreclosed. Mortgagors agree that in the event of a default hereunder or under the above-described security agreement for which this mortgage might be foreclosed, the Mortgagee at its option may: elect to treat the mobile home and some or all of the related property as personally and realize thereon pursuant to the security agreement, or may elect to treat the mobile home and some or all of the related property as realty and realize thereon hereunder, or may proceed under the security agreement with respect to part of the collateral and hereunder with respect to other parts, or may proceed concurrently under both, or under any combination of the foregoing, or may exercise any other right or remedy available at law or in equity, and may enter into possession of the above-described property and take such other action as it may deem appropriate to collect the debts and profits thereof and apply same to any sum secured hereby in such order as it may elect. The parties agree that the reference herein to the mobile home shall not be determinative of whether or not it is a part of the real estate, but that the mobile home may at the option of the Bank be treated and dealt with as realty or as personal property.

If any question should arise as to whether all or part of the above-described property is realty or personally, the Bank may, at its option, treat all of said property as realty and commence or attempt to foreclose this mortgage whereupon all persons having or claiming interests in all or part thereof shall have all the rights provided by law incident to the foreclosure of real property mortgages.

The mortgagors shall pay the mortgagee a reasonable sum as attorney's fees in any suit that may be lawfully brought for the foreclosure of this mortgage and in any suit which the mortgagee, to perfect the lien hereof, is obliged to prosecute or defend, and shall pay such reasonable cost of searching records and abstracting as may necessarily be incurred in foreclosing this mortgage or protecting the same, which sums shall be secured hereby, and may be included in the decree of foreclosure. Upon bringing action to foreclose this mortgage or at any time while such proceeding is pending, the mortgagee may apply for and secure the appointment of a receiver for the mortgaged property or any part thereof, and the income, rents and profits therefrom.

DATED at Vancouver, Washington, May 21, 1975

Glen H. Hodges

Glen H. Hodges

Wilma E. Hodges

STATE OF WASHINGTON

County of Clark

THIS IS TO CERTIFY that on this 21 day of May, 1975, before me, the undersigned, a notary public in and for the state of Washington, duly commissioned and sworn, personally appeared GLEN H. HODGES and WILMA E. HODGES, his wife to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary public in and for the state of Washington,
residing at Vancouver

