

80556

MORTGAGE

BOOK 52 PAGE 790

The Mortgagors, Clyda P. Camp and LaVerne T. Camp, husband and wife,  
of Cooks

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

Lots 12, 13, 14, 15, 16, 17, and 18 of Block Five of the TOWNSITE OF COOKS according  
to the official plat thereof on file and of record at page 33 of Book A of Plats,  
Records of Skamania County, Washington; and Lots 16, 17, 18, 19, and 20 of Block Six  
of the TOWNSITE OF COOKS according to the official plat thereof on file and of record  
at page 33 of Book A of Plats, Records of Skamania County, Washington; and that portion  
of Lot 15 of the said Block Six described indeed dated April 28, 1962, and recorded  
May 3, 1962, at page 512 of Book 49 of Deeds, under Auditor's File No. 59862, Records  
of Skamania County, Washington; and

The Southeast Quarter of the Southwest Quarter (SE<sup>1</sup> SW<sup>1</sup>) and the Southwest Quarter of  
the Southeast Quarter (SW<sup>1</sup> SE<sup>1</sup>) of Section 27, Township 3 north, Range 9 E.W.M.;  
EXCEPT the north 500 feet of each of said subdivisions; AND EXCEPT a tract of land  
conveyed to School District No. 25 by deed dated March 19, 1915, and recorded April  
16, 1915, at page 233 of Book P of Deeds, Records of Skamania County, Washington; AND  
EXCEPT that portion thereof conveyed to Ray M. Jackman and Lorraine Jackman, husband and  
wife, by deed dated April 28, 1962, and recorded May 3, 1962, at page 513 of Book 49  
of Deeds, under Auditor's File No. 59863, Records of Skamania County, Washington;

TOGETHER WITH all water rights appurtenant to said premises; and

SUBJECT TO easements and rights of way of record.

and all interest or claim therein that the mortgagors may hereafter acquire, together with the appurtenances and all awnings, window shades, screens, mantles and all plumbing, lighting, heating, cooling, sanitary, heating and warming apparatus, furnace and heating systems, water heaters, burners, fuel storage tanks and tanks and all piping systems and all built-in mirrors, ovens, cooking ranges, refrigerators, dishwashers and cupboards and cabinets, and all the A. C. rooms and shrubbery, and other like things and fixtures, and other fixtures whether now or hereafter belonging to or used at the enjoyment of said property, all of which shall be construed as a part of the reality. The herein described mortgaged property is not used principally for agricultural or farming purposes.

All to secure the payment of the sum of THIRTY THOUSAND DOLLARS AND NO/100

(\$ 30,000.00)

with interest thereon, and payable in monthly installments of \$251.11 and month  
beginning on the 10th day of September 1975, 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 loan shall continue in force and exist as security for any and all other advances which may hereafter be  
made by the Mortgagor to the Mortgagee and shall continue in force and exist as security for any debt now owing, or here-  
after to become owing, by the Mortgagor to the Mortgagee.

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

That the Mortgagors have & hold, unnumbered 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 injury 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 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 Mortgagee, become immediately  
due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagee 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 Mortgagee and shall be secured by this mortgage. Any  
payments made by the Mortgagors 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 provi-  
sions of this mortgage.

That the Mortgagors will keep all buildings thereon continuously insured against loss or damage by fire and such other  
hazards as the Mortgagee 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 Mortgagors will cause all fire and  
other policies to be suitably endorsed and delivered to the Mortgagee, together with certificates showing payment of all premiums due  
thereunder, and that the Mortgagors will not insure 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 whereby the insurance shall be written, and to  
refuse acceptance of any policy offered, and to surrender and cause to be canceled 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 Mortgagors; but  
in no event shall the Mortgagee be held responsible for failure to have any insurance written or for any loss or damage insured  
against. That the Mortgagee is authorized to compromise and settle any claim for insurance, and to receive therefor on behalf  
both of the Mortgagors and their assigns and the Mortgagee.

That the Mortgagors will pay all taxes, assessments, and other governmental levies, now or hereafter assessed 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 Mortgagor agrees to pay to the Mortgagee monthly budget payments estimated by the Mortgagor 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, the amount of such payments to be adjusted 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, and other governmental levies, as 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 are hereby pledged to the Mortgagee as collateral security in 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 title for said mortgage indebtedness and extension of time indebtedness.

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

Dated at Enumclaw, Washington August 1, A. D. 1975  
Stevenson

*Clyde P. Camp*  
Clyde P. Camp

*LeVonne T. Camp*  
LeVonne T. Camp

STATE OF WASHINGTON,  
County of Clark-Skamania }  
} ss.

On this day personally appeared before me Clyde P. Camp and LeVonne T. Camp, husband and wife to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same in their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and sealed and this 1st day of

August A. D. 1975

*James M. Vela*  
Notary Public in and for the State of Washington  
residing at *Camas*, therein.  
Stevenson

60556

## MORTGAGE

Loan No. 5242

FROM  
Clyde P. Camp  
and  
LeVonne T. Camp  
75

Riverview Savings Association

Enumclaw

STATE OF WASHINGTON  
COUNTY OF SKAMANIA }  
} ss.

I HEREBY CERTIFY THAT THE WRITTEN

NOTICE IS BEING SERVED BY

*A. J. Johnson*

47324 W. Lyle St. 1975

On *LeVonne T. Camp* at her residence at 47324 W. Lyle St., 1975, on the 1st day of August, 1975.

At the same address on the 1st day of August, 1975.

At the same address on the 1st day of August, 1975.

Mail To

Riverview Savings Association  
Enumclaw, Washington