

# MORTGAGE

**The Mortgagors**, ROGER L. DEHART AND JANICE C. DEHART, husband and wife  
of North Bonneville, Washington

hereby mortgage to VANCOUVER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, located at Vancouver, Washington, MORTGAGEE, the following described real property situate in the County of Skamania

, State of Washington, to-wit:

A tract of land situated in Government Lot 6 of Section 19, Township 2 North, Range 7 East of the Willamette Meridian, being more particularly described as follows: Commencing at the northeast corner of said Government Lot 6, thence South 21° 19' 1st h32.20 feet along the Westerly line of the S. M. Hamilton Donation Land Claim; thence South h2° h3' West 71 feet; thence South 17° 53' West 90.70 feet to the point of beginning; thence North h8° 10' West 210 feet; thence South 17° 53' West 206 feet; thence South h8° 10' East 210 feet; thence North 17° 53' East 206 feet to the point of beginning.

该段落是关于“如何识别和处理恶意软件”的，但与上下文无关，因此将其移除。

The author-declared payment is due now, research for this paper was funded by the National Science Foundation.

**TOGETHER** with all fixtures and articles of personal property owned by the Mortgagors and now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the above described real property, and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property, including but without being limited to, all screens, awnings, storm windows and doors, window shades, inset floor coverings, refrigerators, boilers, tanks, furnaces, radiators, vaults and furnishings of every kind, and all heating, lighting, plumbing, gas, electricity, ventilating, refrigerating, air conditioning, and incinerating equipment of whatever kind and nature, elevators and warming apparatus, furnace and heating systems, water heaters, burners, and fuel storage bins and tanks and irrigation systems, all built-in mirrors and cupboard and cabinets, and all trees, gardens and shrubbery, and also including installed security, alarm, fire, drivers and intercommunication systems, all of which fixtures and articles of personal property are hereby declared shall be deemed to be fixtures and accessory to the foreclosed and a part of the reality as between the parties hereto, their successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be subject to the lien of this mortgage, all to secure the payment of the sum of

TWELVE THOUSAND EIGHT HUNDRED DOLLARS AND NO/100-  
and the interest thereon at the rate as shown in the note, secured hereby which principal sum and the interest thereon is repayable  
in equal monthly installments as therein set forth beginning on the first day of May, 1976  
and payable on the first day of each month thereafter according to the terms and conditions of the abovesigned note, the copy hereof being a true copy.

10. Premiums shall be paid by the lessee to the lessor at the time of signing this lease and thereafter monthly in advance. Premiums shall be paid in advance for the first month and thereafter in monthly installments. Premiums shall be paid in advance for the first month and thereafter in monthly installments. Premiums shall be paid in advance for the first month and thereafter in monthly installments.

第 10 款：在本款所指的州内，任何州或市的税法，不得对抵押房屋的财产主课以税额，除非该房屋的主人，是该房屋的唯一所有者，且该房屋的所有权，是该房屋的主人的唯一财产。如果该房屋的所有权，不是该房屋的主人的唯一财产，那么，该房屋的所有权，将被课以税额，但该房屋的主人，将不因此而负有纳税义务，除非该房屋的所有权，是该房屋的主人的唯一财产。如果该房屋的所有权，不是该房屋的主人的唯一财产，那么，该房屋的所有权，将被课以税额，但该房屋的主人，将不因此而负有纳税义务，除非该房屋的所有权，是该房屋的主人的唯一财产。

first  
as the plant was a new one.

(1) A sum equal to the premium which will normally become due and payable on policies of fire and other hazard insurance covering the property estimated as the Mortgagee will assess and collect from the described premises full amounts for taxes and assessments next due on the described premises as well as interest paid thereon divided by the number of months in advance of the month in which such premiums, taxes and assessments will become delinquent, and amounts to be held by the Mortgagee in trust to pay premiums, taxes and assessments as herein stated.

(2) All sums so paid being the amounts due on the original note secured hereby and the sums stated in this paragraph shall be applied by the Mortgagor first to taxes, assessments, fire and other hazard insurance premiums, then

If the total of payments made under the provisions of this paragraph shall exceed the amount of the payment actually made for taxes, assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagor on subsequent payments to be made by the Mortgagor, or may be applied upon the principal of said note. If, however, said amounts are

make up such deficiency. Accordingly, if there should be a default made under the provisions of this mortgage resulting in a public sale of the premises covered thereby, or if the Mortgagors acquire the property otherwise after default, i.e. the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under this paragraph shall be applied as a credit against the amount of the principal then remaining due under said note.

Furthermore this mortgage also secures any advances which the Mortgagors may make to the Mortgagors, or their successors in title or interest, for any purpose, at any time before the release and cancellation hereof, but at no time shall such advances together with the balance remaining due upon the original obligation exceed the sum first secured hereby, nor shall the term of this mortgage be increased, providing, however, that nothing in this paragraph contained shall be considered as limiting the amounts that may be secured hereby when advanced to protect Mortgagor's security or in accordance with other covenants contained herein.

It is further mutually covenanted and agreed by and between the parties hereto, for themselves, their heirs, personal representatives, successors and assigns, that the owner and holder of this mortgage and of the promissory note secured thereby shall have the right, without notice, to grant to any person title 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.

**IT IS FURTHER EXPRESSLY AGREED:** That should the said Mortgagors fail to make payment of any taxes or other charges payable by them as hereinbefore agreed, or suffer said premises to become subject to any lien or encumbrance thereof and the amount so paid with interest thereon at the rate of 11 3/4% per annum shall be added to and become a part of the debt secured by this mortgage, without waiver, however, of any rights of said Mortgagor arising from the breach of any of said covenants. The Mortgagor may collect a monthly late charge not to exceed two cents (2c) for each one dollar (\$1.00) of each payment more than ten (10) days in arrears over the extra expense involved in handling delinquent payments; without prejudice, however, to the Mortgagor's right to consider such delinquency as a breach of covenant by the Mortgagor.

In the event the security is sold either by deed or contract of sale or otherwise conveyed to any person or party, and if the mortgage debt remain unpaid at time of sale, then at the option of the Mortgagor, after written notice by United States Mail to the Mortgagor, the rate of interest upon the indebtedness secured hereby shall, from and after the date of exercise of the option, be increased to the extent of two percent or such lesser sum as the Mortgagor shall elect, provided said option shall never be used to establish an interest rate in excess of the maximum allowed by law and if this mortgage is assumed, Mortgagor's assumption fee or insurance transfer charge shall be paid by assuming party.

While not in default, the Mortgagors may collect and enjoy the rents, issues and profits pledged hereby, but in case of default in any payment, or any default under provisions undertaken by the Mortgagors hereby, the Mortgagors shall have the right to collect such rents, issues and profits and to expend such portion thereof as may be necessary, for the maintenance and operation of said property and apply the balance, less reasonable costs of collection, upon the indebtedness hereby secured until all delinquent payments shall have been fully discharged.

In the event suit is instituted to effect such foreclosure, the said Mortgagor, its successors or assigns, may recover therefrom as Attorney's fees such sum as the Court may judge reasonable and shall pay such reasonable costs of searching, recording and abstracting the same as necessarily may be incurred in foreclosing this mortgage or defending the same, which sum may be included in the decree of foreclosure. Upon sale at any foreclosure proceeding the entire tract shall be sold as one parcel and the purchaser at any such sale shall be let into immediate and full possession of the above premises.

That in the event suit is instituted to effect such foreclosure, the said Mortgagor, its successors or assigns, shall, as a matter of right and without regard to the sufficiency of the security or of waste or danger or encumbrance or defect in the property of the Mortgagor, be entitled forthwith to have a receiver appointed of all the property in trust mortgaged, and the Mortgagors hereby expressly consent to the appointment of a receiver by any court of competent jurisdiction and expressly stipulate, covenant and agree that such receiver may remain in possession and control of the mortgaged property until the final determination of such suit or proceeding.

Wherever the term "mortgagor" occurs herein it shall mean Mortgagor, wife only, or persons succeeded to this document, and the liability hereunder shall be joint and several.

Dated at Vancouver, Washington  
March 26, A.D. 1975

## MORTGAGE

PARTIES

Line No. 521-00

From  
ROGER L. DEHART AND JANICE C. DEHART, husband and wife

to the  
VANCOUVER FEDERAL SAVINGS  
AND LOAN ASSOCIATION  
Vancouver, Washington

Mail to  
VANCOUVER FEDERAL SAVINGS  
AND LOAN ASSOCIATION  
Vancouver, Washington

STATE OF WASHINGTON  
COUNTY OF CLARK

On this day personally appeared before me ROGER L. DEHART AND JANICE C. DEHART, husband and wife, to me known to be the individuals described herein 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 26th day of March, A.D. 1975

Notary Public in and for the State of Washington,  
residing at Vancouver, therein.

Roger Dehart  
St. Lucie, Fla.  
1975 April 26  
N.Y.C. April 26  
M.T.P.  
P.M.C.  
P.M.C.  
P.M.C.