

## MORTGAGE

The Mortgagors, Linnard Simpkins and Valma L. Simpkins, husband and wife  
of Skamania

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

Lot 1 of Block Four of WOODARD MARINA ESTATES according to the official plat thereof  
of file and of record at pages 114 and 115 of Book A of Plats, Records of Skamania  
County, Washington

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, furnace and heating systems, water heaters, burners, fuel storage bins and tanks and irrigation systems and all built-in mirrors, ovens, cooking 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 it 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 TWENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100--  
\$27,500.00 Dollars

with interest thereon, and payable in monthly installments of \$235.51 each, Month  
beginning on the 10th day of October, 1976, 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 effect as security for any and all other advances which may hereafter be  
made by the Mortgagee to the Mortgagor, 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 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 persons whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit to waste or strip 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 install-  
ment of principal or interest provided for in said note, or any sum due under this mortgage, or breach of any covenant or agree-  
ment herein contained, then the entire debt secured by this mortgage shall, at the election of the Mortgagee, become immedi-  
ately 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 insurance  
policies to be suitably endorsed and delivered to the Mortgagee, together with receipts showing payment of all premiums due  
therefor, and that the Mortgagors will keep no insurance 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 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 ac-  
cepted 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 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 Mortgagee 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 Mortgagee.

That the Mortgagors will pay all taxes, assessments, and other governmental levies, now or hereafter assessed, first 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 if a Mortgagor agree to pay to the Mortgagee monthly budget payments estimated by the Mortgagee 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, or levies, in the amounts shown by the official statements thereof, and to the payment of insurance premiums in the amount actually paid or incurred therefor. And such budget payments are hereby pledged to the Mortgagee as collateral security for 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 property 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 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 to pay 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 Camas, Washington April 28, Stevenson

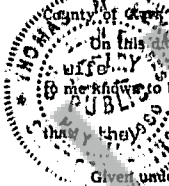
A. D. 19 76

Linnard Simpkins

*[Signature]*

Velma L. Simpkins

STATE OF WASHINGTON,  
County of Skamania



On this day personally appeared before me Linnard Simpkins and Velma L. Simpkins, 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 as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28th day of April,

A. D. 1976

*[Signature: Thomas M. Vesper]*  
Notary Public in and for the State of Washington  
residing at Camas, therein.  
Stevenson

SEARCHED	INDEXED	SERIALIZED	RECORDED	FILED
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824115  
MORTGAGE

Loan No. 6012  
FROM  
Linnard Simpkins  
and  
Velma L. Simpkins  
TO  
Riverview Savings Association  
Camas, Washington

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA }  
I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF WRITING FILED BY  
*[Signature]*  
OF *[Signature]*  
AT *[Signature]* May 1, 1976  
WAS RECORDED IN BOOK 53  
OF *[Signature]* AT PAGE 230  
RECORDS OF SKAMANIA COUNTY, WASH.  
*[Signature]*  
COUNTY AUDITOR  
DEPUTY

Mail To  
Riverview Savings Association  
Camas, Washington