

MORTGAGE

The Mortgages. JACK W. TALBOT and HELFNE J. TALBOT, husband and wife

of Washougal, Washington

Skamania

Hereby mortgage to Riverside Savings Association, a Washington corporation, the following described real property situated in ~~Klick~~ County, State of Washington to-wit:

That portion of the West 90 feet of the North Half of the Southeast quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 22, Township 2 North, Range 5 E. W. M., which lies northerly of the channel of the Washougal River and southerly of the County Road know and designated as the Washougal River Road.

SUBJECT TO easements and restrictions of record.

and all interest or estate therein that the Mortgages own, together with the appurtenances and all window shades, screens, curtains and draperies, heating, cooling, ventilating, elevators and water supply apparatus, furnaces and heating systems, water faucets, boilers, hot storage bins and tanks and irrigation systems, and electric motors, over-cooking ranges, refrigerators, dish-washers and cabinets and all other fixtures and furnishings, and other like things and matters, and all improvements, whether made or hereafter belonging to or used in the improvement of said property, all of which shall be considered a part of the realty, the within described mortgaged property, not used principally for agricultural or farming purposes.

All to secure the payment of the sum of FOURTEEN THOUSAND SIX HUNDRED and no/100ths 14,600.00 Dollars.

with interest thereon to be paid in monthly installments of \$114.65 each, beginning on the 15th day of July 1974 and payable on the 15th day of the month thereafter, according to the terms and conditions of the certain promissory note bearing date hereon.

This mortgage hereby made continues in full force and effect as security for any and all other debts which may hereafter be made by the Mortgages to the Mortgagee and shall not cease in force and effect as security for any debt now owing or hereafter becoming owing by the Mortgages to the Mortgagee.

The Mortgages hereby jointly and severally do hereby covenant and agree with the Mortgagee as follows:

That the Mortgages have a valid and numbered title to the within and premises, and will warrant and forever defend the same against the lawful claims and demands of all persons whatsoever.

That the Mortgages will during the continuance of the mortgage, permit no waste or strip of the mortgaged premises and will keep the buildings and appurtenances on said premises in good state of repair.

That the Mortgages will pay said promissory note according to its terms. Should the Mortgages 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 Mortgagee, become immediately due and payable. Should the Mortgages 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 Mortgages 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 provisions of this mortgage.

That the Mortgages 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 Mortgages will cause all insurance policies to be suitably endorsed and delivered to the Mortgagee, together with receipts showing payment of all premiums due thereon, and that the Mortgages will keep an 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 accepted and to place the insurance or cause the policies to be written, all at the cost, charge and expense of the Mortgages. In no event shall the Mortgages be held responsible for failure to have any insurance written or for any loss or damage insured 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 all claims for insurance, and to receipt therefor on behalf both of the Mortgages 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 Mortgagors 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 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 liable on 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.

Whenever 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 June 7

A. D. 19 76
Jack N. Talbot
Jack N. Talbot

Helene J. Talbot
Helene J. Talbot

STATE OF WASHINGTON
County of Clark

On this day personally appeared before me JACK N. TALBOT and HELENE J. TALBOT, husband and wife, to me known to be the individual(s) 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 _____ day of _____, 19____ A. D.

[Signature]
Notary Public in and for the State of Washington
residing at Camas, therein

REGISTERED	INDEXED
SERIALIZED	FILED
JUN 10 1976	
CLATSOP COUNTY, WASH.	

82217

MORTGAGE

Loan No. 6040

FROM
JACK N. TALBOT
and
HELENE J. TALBOT

TO
Riverview Savings Association
Clatsop, Washington

STATE OF WASHINGTON
COUNTY OF CLATSOP
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENTS WITNESSED AFORE SAID BY _____ AND _____ ARE INCORPORATED IN BOOK _____ OF THE PUBLIC RECORDS OF CLATSOP COUNTY, WASH.

Mail To
Riverview Savings Association
Clatsop, Washington