

SK 10203

The Mortgages. JAMES R. KUSKIE AND DIANA L. KUSKIE, husband and wife

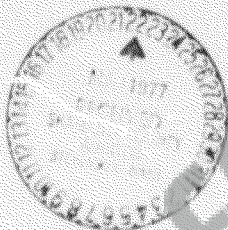
of Stevenson, Wa

Skamania

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

Lot 7 of RIDGE VIEW TRACTS, as per plat recorded in Book A of plate at page 150, Records of Skamania County, Washington.

SUBJECT TO: Easements and rights of way of record.



and all interest in estate therein that they may hereafter acquire together with the appurtenances and all awnings, window shades, screens, curtains, and all painting, lighting, heating, cooling, ventilating, elevating and venting apparatus, furnace and heating systems, water heaters, burners, and storage bins and tanks and irrigation systems and all built-in mirrors, screens, cooking ranges, refrigerators, dishwashers and cabinets, and all trees, gardens and shrubbery, and other like things and fixtures, and all contents, whether present hereafter belonging to or used in the enjoyment of said property, all of which shall be considered as part and parcel of the within described mortgaged property, to not used principally for agricultural or farming purposes.

All to secure the payment of the sum of TWENTY-SIX THOUSAND FOUR HUNDRED AND NO/100*****

***** 26,400.00 Dollars with interest to be paid in monthly installments of \$ 221.56 each.

beginning on the 12th day of September, 1977, and ending on the 10th day of each month thereafter, according to the amount of each of said installments, the said bearing even date herewith.

The Mortgagee hereby continues to have and retain as security for any and all other advances which may hereafter be made to the Mortgages by the Mortgagee, and shall continue in full and exist as security for any debt now owing, or hereafter to be owing, by the Mortgages to the Mortgagee.

The Mortgages hereby jointly and severally promise that they do warrant and agree with the Mortgagee as follows:

That the Mortgages have a valid, unencumbered title in fee simple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all persons who may assert.

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

That the Mortgagee will pay and promissory note according to its terms. Should the Mortgagee 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 Mortgagee fail to pay any sum which they are required to pay, the Mortgagee may, without notice of any breach hereunder for each week, 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 here and 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 Mortgagee 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 Mortgagee will cause all insurance policies to be promptly endorsed and delivered to the Mortgagee, together with receipts showing payment of all premiums due thereon, and that the Mortgagee 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 assigned and to place the insurance or cause the policies to be written all at the cost, charge and expense of the Mortgagee; 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 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 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
Stevenson

March 16

A. D. 1977

James R. Kuskie Jr.
JAMES R. KUSKIE JR.

Diana L. Kuskie
DIANA L. KUSKIE

STATE OF WASHINGTON,

County of ~~Clark~~ Skamania

On this day personally appeared before me JAMES R. KUSKIE JR. AND DIANA L. KUSKIE, 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.

Witness under my hand and official seal this 16th day of March 1977 A. D.

Walter Wallen
Notary Public in and for the State of Washington
residing at Camas, therein.
Stevenson

83741

MORTGAGE

Loan No. 6312

FROM

JAMES R. KUSKIE, JR.

AND

DIANA L. KUSKIE

TO

Riverview Savings Association

Camas, Washington

STATE OF WASHINGTON }
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Sheila Little

at 3:50 PM 3-22-77

AT 3:50 PM 3-22-77

OF 1977 AT PAGE 11

RECORDS OF SKAMANIA COUNTY, WASH

3-22-77

COUNTY AUDITOR

E. W. W. W.

DEPUTY

Mall To

REGISTERED	INDEXED, DIR.	FILED	RECORDED	COMPARED	MAILED
Riverview Savings Association					
Camas, Washington					