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## MORTGAGE

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The Mortgagors FAITH TABERNACLE OPEN BIBLE STANDARD CHURCH  
of Stevansport, Wa.

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

Lot 5 of CHESSER ADDITION according to the official plat  
thereof recorded in Book A of plats, at page 104, records  
of Skamania County, Washington.



and all interest, or estate wherein that the mortgagors may hereafter acquire, together with the appurtenances and all belongings, 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 fixtures whether now or hereafter belonging to or used in the enjoyment of said property, all of which shall be construed as a part of the reality. The within described mortgaged property is not used principally for agricultural or farming purposes.

All to secure the payment of the sum of TWENTY-FIVE THOUSAND TWO HUNDRED AND NO/100 ----- \$ 25,200.00 Dollars,

with interest thereon, and payable in monthly installments of \$ 255.63 each Month  
beginning on the 1<sup>st</sup> day of April 19 77, and payable on the 10<sup>th</sup> 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 exist as security for any and all other advances which may hereafter be made by the Mortgagor to the Mortgagor, and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the Mortgagor to the Mortgagor.

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

That the Mortgagors 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 whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit no waste or skip 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 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 whole debt secured by this mortgage shall, at the election of the Mortgagor, become immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagor may, without waiver of any remedy hereunder for such branch, make full or partial payment thereof, and the amount so paid with interest thereon at 10% per annum shall become immediately payable to the Mortgagor and shall be secured by this mortgage; any payments made by the Mortgagor upon the indebtedness secured by this mortgage may be applied as the Mortgagor may see fit 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 Mortgagors will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgagor may desire, to the extent of the amount due hereunder, in some responsible insurance company or companies satisfactory to the Mortgagor and for the protection of the latter, and that the Mortgagor will cause a insurance policy to be suitably endorsed and delivered to the Mortgagor, together with receipts showing payment of all premiums due thereon, and that the Mortgagor will keep no insurance on said building other than as stated herein. That it shall be optional with the Mortgagor 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 Mortgagor; but in no event shall the Mortgagor be held responsible for failure to have any insurance written or for any loss or damage insured against. That the Mortgagor is authorized to compromise or settle his claims, his demands, and to receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagor.

