

REAL PROPERTY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That ALVIN R. SLOCUM and ROBIN C. SLOCUM, husband and wife, hereinafter referred to as "Mortgagor" does by this instrument mortgage unto MERLE L. REEVES and DORIS J. REEVES, husband and wife, hereinafter referred to as "Mortgagee", the following described real property situated in Skamania County, State of Washington, to-wit:

That portion of the Southeast quarter of the Southwest west quarter (SE 1/4 SW 1/4) of Section 3, Township 1 North, Range 5 E.W.M., described as follows:  
 BEGINNING at a point 470.5 feet South of the Northeast corner of the SE 1/4 of the SW 1/4 of the said Section 3; thence West 605.8 feet to a point on the East line of the old Cascade Road; thence along the Easterly line of said old Cascade Road North 52° West 109.6 feet; thence North 39°43' West 168 feet; thence North 27°53' West 182 feet to intersection with the center of the County road known and designated as the Cape Horn Road; thence Southerly along the center line of said Cape Horn Road to the South line of said Section 3; thence East 280 feet, more or less, to intersection with the center of State Secondary Highway No. 8-B; thence Northerly and Easterly following the center of State Secondary Highway No. 8-B to intersection with the East line of the SW 1/4 of the said Section 3; thence North to the point of beginning;

EXCEPT a tract of land conveyed to Grace Mackey by deed dated July 12, 1929, and recorded at page 223 of Book W of Deeds, Records of Skamania County, Washington.

This will certify that the foregoing property is not used primarily for agricultural or farming purposes.

This mortgage is given to secure the performance of the covenants herein contained and the payment of the sum of NINETEEN THOUSAND AND NO/100 DOLLARS (\$19,000.00), plus interest, according to the terms of one certain promissory note executed by Mortgagor to Mortgagee bearing even date herewith, and secures any extensions or renewals of the same.

The Mortgagor covenants as follows: That Mortgagor is the owner of the property above described and has the lawful right to mortgage the same as herein provided; that the aforesaid property is now free of liens or encumbrances of every kind and nature, except as may be noted above; that Mortgagor will seasonably pay all taxes or municipal or governmental assessments of every kind and nature levied on the property during the term of this mortgage; that Mortgagor will permit no waste of the property and will at all times keep and maintain the property and any buildings or other improvements thereon in a clean and sanitary condition and in a good state of repair and maintenance; that Mortgagor will at his sole expense keep all insurable buildings on the property continually insured against fire and extended coverage to the full insurable value of the same, with proceeds of such insurance payable to the parties in interest, and which policies of

insurance shall be delivered to Mortgagee, and Mortgagor covenants in all things concerning the premises herein mortgaged to manage and protect the same so as to preserve and protect, rather than to diminish, the Mortgagee's security interest therein. In event Mortgagor shall fail to pay the several sums above mentioned, including the Promissory Note secured hereby, or if Mortgagor shall otherwise fail or neglect to perform the terms of this mortgage, then Mortgagee is privileged, at the election of Mortgagee, to make any such payments or otherwise perform said covenants, and any sums so paid or incurred by Mortgagee thereby shall be forthwith repayable by Mortgagor on demand, and any such advances shall likewise be secured by the lien of this mortgage.

Time is of the essence of this mortgage. If Mortgagor shall default in the payment of the sums secured hereby, or shall fail or neglect to perform the several terms and conditions of this mortgage, then all sums secured hereby shall become immediately due and payable at the option of Mortgagee, and the Mortgagee, at his election, may proceed to foreclose this mortgage as provided by law. In event of any such foreclosure action, or in event Mortgagee shall become obligated to institute or defend any suit or action to protect the priority and lien of this mortgage, or to preserve the mortgaged premises, then Mortgagor covenants to pay such sum as the court shall adjudge reasonable as attorney fees in said suit, together with the costs of any such action and the necessary expense of searching public records concerning the mortgaged premises.

ADDITIONAL COVENANTS: NONE



IN WITNESS WHEREOF, the Mortgagor has executed this instrument this 30th day of June, 1977.

Alvin R. Slocum  
Alvin R. Slocum

Robin C. Slocum  
Robin C. Slocum

STATE OF WASHINGTON )  
County of Clark ) ss.

MORTGAGOR

On this day personally appeared before me ALVIN R. SLOCUM and ROBIN C. SLOCUM, 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 30th day of June, 1977.



Alvin R. Slocum  
Notary Public in and for the State  
of Washington,  
Residing at Canas.