



CONSUMER LOAN DIVISION  
(M. H. Mortgage)

Filed for Record or Request of

NAME WASHINGTON MUTUAL SAVINGS BANK  
ADDRESS 1201 Main St.  
CITY AND STATE Vancouver, Wt., 98660

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: ORG.	<input type="checkbox"/>
INDIRECT:	<input type="checkbox"/>
RECORDED:	<input type="checkbox"/>
COMPARED:	<input type="checkbox"/>
MAILED:	<input type="checkbox"/>

THIS DEED IS FOR RECORDS ONLY. NO MONEY IS RECEIVED BY THE SELLER.	
I HEREBY CERTIFY THAT THE INSTRUMENT INSTRUMENT OF WHICH IS MADE BY <u>Leslie L. Nance</u> OF <u>Skamania County, Washington</u> AT <u>1201 Main Street</u> ON <u>July 1, 1977</u> RECORDS OF SKAMANIA COUNTY, WASHINGTON <u>1201 Main Street</u> COUNTY AUDITOR <u>John G. Johnson</u>	

### MORTGAGE

THE MORTGAGORS, LESLIE L. NANCE AND LOUIS S. NANCE

hereby mortgage to WASHINGTON MUTUAL SAVINGS BANK ("the mortgagee") the following described real property situated in Skamania County, State of Washington, and all interest or estate therein that the mortgagee may hereafter acquire, together with the income, rents and profits therefrom:

In the County of Skamania, State of Washington  
The Northwest quarter of Section 25, Township 3 North Range 7 East

together with all plumbing, lighting, air conditioning and heating equipment, and all fixtures, appurtenances and equipment whatsoever after installed in said premises including but not limited to the garage, 1977 Gibraltar mobile home

Model 24 x 60 Series No. 9-3287 and all personal property which may now or hereafter be attached to, located on or used in connection with all of which at the option of mortgagor shall be considered as personalty subject to sale.

This mortgage is given in consideration of the sum of SEVENTEEN THOUSAND SIX HUNDRED SEVENTEEN AND DOLLARS NO/100

(\$16,617.00) and interest thereon to the term of a promissory note of even date herewith executed by the mortgagors to the order of the mortgagee in which the mortgage may be evidenced, and is to be disbursed to the mortgagors to protect the realization upon the above described real property under security agreement of mortgage herein, which the mortgagors will make in the amount of the sum of the principal sum and accrued interest due on the real property.

The mortgagors covenant with the mortgagee as follows:

I. That they do own the above described property and that the same is unencumbered.

II. That they do own the above described property and that the same is unencumbered except by the above described security agreement.

III. That they do own the above described property and that the same is unencumbered except by the above described security agreement.

X. That they do own the above described property and that the same is unencumbered except by the above described security agreement.

In the County of Skamania, State of Washington,

A tract of land located in the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 25, Township 3 North Range 7 East of the Ullanittie Section Line, described as follows: Beginning at an iron bar on the North Quarter corner of said Section 25, thence North 03°30' West along the North line of said Section 25, 47.32 feet to the initial point of the tract hereby described; Section 47.32 feet to the initial point of the tract line 62.04 feet to the thence North 03°30' West along said Section line 62.04 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said section 25, thence South 00°17' West along the West line of said subdivision, 628.6 feet; thence South 00°17' West 100 feet more or less to the center of County Road No. 2028 (located at the end of said tract); thence North 23°30' East 37.4 feet to the initial point, said tract containing 7.7 acres, more or less.

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B. that the property mortgaged hereby is not used principally or primarily for agricultural or farming purposes;  
 C. that they will, during the continuance of this mortgage upon the premises, will pay before delinquent all lawful taxes and assessments upon the mortgaged property and upon this mortgage or upon the money or debt secured hereby, and will keep the property free and clear of all other encumbrances impairing the mortgagee's security, and will timely comply with all the terms, covenants and conditions of the above-described security agreement; and/or any prior contract, mortgage or trust deed.

Should the mortgagors fail to keep any of the foregoing covenants, or any of the covenants of the above-described security agreement, or any of the covenants of any prior contract, mortgage or trust deed, then the mortgagee may perform them, without incurring any other right or remedy given by any such breach, and all expenditures so that behalf shall be secured by this mortgage and bear interest at the rate of twelve per cent (12%) per annum and be payable by the mortgagors on demand.

In case of default in the payment of any installment of said debt, or of a breach of any of the covenants herein contained, or contained in the above-described security agreement or contained in any prior contract, mortgage or trust deed, then the entire debt thereby secured may, at the mortgagee's option, be declared due and this mortgage may be foreclosed. Mortgagors agree that in the event of a default hereunder or under the above-described security agreement for which this mortgage might be foreclosed, the Mortgagors, at its option, may elect to treat the mobile home and some or all of the related property as personalty and realty hereto pursuant to this security agreement, or may elect to treat the mobile home and some or all of the related property as realty and realize thereon hereunder, or may, instead under the security agreement with respect to part of the collateral, disbursements with respect to other parts, or may proceed concurrently under both, or under any combination of the foregoing, or may exercise any other right or remedy available at law, or in equity, and may enter into possession of the above-described property and take such action as it may deem appropriate to collect the rents and profits thereof and cause same to any sum secured hereby in such order as it may elect. The parties agree that the reference herein to the mobile home shall not be determinative of the nature or type of the real estate, but that the mobile home may, at the option of the Bank be treated and dealt with as realty or personal property.

The question shall arise as to whether all or part of the above-described property rights personally the Bank may, at its option, treat all said property as realty and commence an action to foreclose this mortgage against all persons having an interest therein in all or part thereof shall have all the rights, powers and remedies in the foreclosure of real property mortgages.

The mortgagee shall pay the mortgagee's reasonable expenses in connection with any action which may be lawfully brought for the repossession of the above property and in any suit which the mortgagee may bring to prosecute or defend, and shall pay such reasonable costs of advertising, service and notice as may be incurred in the carrying out of this mortgage or protecting the same, which costs shall be added to the amount of principal, unpaid interest, unpaid taxes or foreclosed thereon or any fine or costs of sale, and the mortgagee may sue and recover the amount of judgment in the name of the mortgagor or the mortgagors or in his or their names, and shall be entitled to the same.

DATED at Vancouver

July 29, 1977

Leslie L. Nance

Leslie L. Nance

STATE OF WASHINGTON  
County of Clark

29th July 1977

THIS IS TO CERTIFY that I am a Notary Public in the State of Washington and have this day witnessed and acknowledged to me that they do in fact know to be the true and voluntary signatures of the above instrument, and acknowledge to me that they do in fact know to be the true and voluntary signatures of the above instrument, and acknowledge to me that they do in fact know to be the true and voluntary signatures of the above instrument.

LOUISE L. NANCE LOUIS S. NANCE

Notary public in and for the state of Washington  
residing at Battle Ground

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