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## ORTGAGE

SK Insect

VERNON G. GISH, a single man

The Mortgagors, Varcouver, Washington

hereby mottrage to VANCOUVER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, located at Vancouver, Washington, MORTGAGEE, the following described real property situate in the County of

Washington, MORTGAGEE, the following described real property situate in the County of

State of Washington

16-wit:

N 1/7, N 1/9, NW 1/4, CW 1/4 OF THE SE 1/4 SECTION 19, TOWNSHIP 2 NORTH, RANSE

5 E.W.M., ALSO KNOWN AS LOT 1 LUTHER AND JACQUELINE ANDERSON SHORT PLAT OF THE

W 1/2, SW 1/4 OF THE SE 1/4 SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 E.W.M., RE
CORDED JULY 5, 1977 IN HOOK 2 OF SHORT PLATE, FASE 5-4, RECORDS OF SKAMANIA COUNTY, 19303112373 WASHINGTON.

and all interest or estate therein that the frontgagors may bereafter acquire.

and all interest or exame therein that the transgagors may hereafter acquire.

The within-described property is not used property of tarming or extricultural purposes.

TOGETHER with all factures itself articles of personal property owned by the Morrgagors and now be of flavouring the thereafter attached to or used on any way in connection with the use, operation and occupation of the above described seal hereafter attached to or used to any way in connection with the use, operation and occupation of the above described seal hereafter attached to or used to any way in connection with the use, operation and occupation of the above described seal hereafter attached to or used to any way in connection with the use, operation and atticks of personal property, including property, and any and all hearing, including property, and any and construction and the action way stems, and all inconerating equipment of whatever the and nature, elevating and expensions, and all hearing systems, and all trees, gardens and shrubbery, and also including installed overs, dislowashers, built-in mirrors and cupboards and cabinets, and all trees, gardens and shrubbery, and also including installed overs, dislowashers, built-in mirrors and cupboards and cabinets, and all trees, gardens and shrubbery, and also including installed overs, dislowashers, built-in mirrors and cupboards and which fixtures and articles of personal property are brighty declared and shall be deemed to be fixtures and accessivery to the freehold and a part of the reality as between the parties hereto, heir successors and accessivery to the freehold and a part of the reality as between the parties hereto, heir successors and accessive and to the subsect to the lien of this morrigage, all to secure the payment of the sum of indebtedness herein mentioned and to be subsect to the lien of this morrigage, all to secure the payment of the sum of indebtedness herein mentioned and at the subsect to the lien of this morrigage, all to secure the payment of the sum of indebte

and the interest therean at the tare as shown in the note secured hereby, which principal sum and the interest thereon is tepsyable in equal monthly instailments as therein set fould beginning out the day of Mayori. and payable on the grant date bearing even date bearwith.

and payable on the case of the better and the promisery me bearing even date berewith.

The Meripagors 2 of the process and to their beits and assigns, have covenanted and agreed, and do hereby covenant and agree to an wife of 1 M transite of successors of assigns, as follows. They have a valid and unternovant and agree to an wife of 1 M transite of successors of assigns, as follows. They have a valid and unternovant and agree to an wife of 1 M transite of successors of assigns, as follows. They have a valid and unternovant and agree to an wife of 1 M transite of 1 M transite of successors of assigns, as follows. They have a valid and unternovant and the valid of the processors of the processors of assigns, as follows. They have a valid and unternovant and the valid of the valid of the processors of the process

therefor on behalf both of the Mortgagee is authorized to compromise and settle any claims for insurance, and to except therefor on behalf both of the Mortgager and his assigns and the Mortgagee.

At any time during the life of this mortgage, if any law of the State of Washington shall be enacted imposing or authorizing the imposition of any specific tax upon mortgages or upon principal or interest of moneys or notes secured by mortgages rainy the most of the premises above described shall be authorized to pay any tax upon said moneys, note or only strike of mortgage, or either of them, and ideduct the amount of such tax from any such moneys, note or mortgage, or by virtue of mortgage, or either of them, and ideduct he amount of such tax from any such moneys, note or mortgage, or by virtue of mortgage, or any the event the mortgage derives shall be chargeable against the owner of said moneys, note or mortgage, or in the event the mortgage derives shall be chargeable against the owner of said moneys, note or mortgage, or any time of the Mortgage, at any time Washington, then the principal sum hereby secured, with all accrued interest thereon, at the option of the Mortgage, at any time Washington, then the principal sum hereby secured, with all accrued interest thereon, at the option of the Mortgage, at any time was that if nowithstanding any such law. The Mortgages shall remain the same as it duct have law or laws had not been passed.

The interest rate fixes in this mortgage is affected upon in consideration that all extraw funds will here in interest, and therefore all protect this mortgage, the Mortgages, tightly and shall pay to or for the Mortgage, and therefore any people under the terms of the non-extented brieby, will on the TIPY. day of each month until said note is folly paid in the or again and the premiums that will next become due and payable on policies of fire and other hazard interest the office of months to the hortgage of the late which such primitings, taxes and assessments will become delinqu

amounts to be held by the Mortgagee in trust to pay premiums, taxes and special assessments, as herein stated.

(2) All sums so paid, being the amounts due on the original note secured hereby and the sums stated in this paragraph, shall be applied by the Mortgagee first to taxes, assessments, fire and other hazard interacts premiums, then interest upon the note secured hereby, and the balance in amortization of the principal of said note.

If, by operation of law, interest payment should be required on these funds, it shall be optional with the Mortgagee whether the monthly collection of the estimated amounts shall continue.

If the total of payments made under the provisions of this paragraph shall exceed the amount of the payments actually made for taxes, assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent for taxes, assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagers, or may be applied upon the principal of said note, if, however, said amounts are payments to be made by the Mortgagors further agree that they will pay to the Mortgage any amount necessary to not sufficient to pay said items, the Mortgagors further agree that they will pay to the Mortgage any amount necessary to

make up such deficiency. Accordingly, if there should be a default made under the provisions of this mortgage resulting in a public sale of the premises covered thereby, or if the Mortgagee acquires the property otherwise after default, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under thit paragraph shall be applied as a credit against the amount of the principal then remaining due under this paragraph.

unuer said note.

Furthermore this nurryage also secures any advances which the Mortgagee may make to the Mortgagors, or their successors in title or interest, for any purpose, at any time before the release and cancellation hereof, but at no time shall such advances together with the balance ternating due upon the original obligation exceed the sums first secured hereby, nor shall the term of this mortgage to increased, providing, however, that nothing in this paragraph considered as the term of the amounts that may be secured hereby when advanced to protect Mortgagee's securi, or in accordance with other covenants contained herein.

coveraints contained herein.

It is further mutually covenanted and agreed by and between the parties hereto, for themselves, their heirs, personal representatives, successors and assigns, that the owner and heider of this mortgage and of the promissary note secured thereby shall have the right, without notice, to grant to any person labelle for said mortgage indirections, any extension of time for payment of shall have the right, without in any way affecting the personal liability of any party obligated to pay such indebtedness.

IT IS FURTHER EXPRESSIV AGREED: That should the said Mortgages fail to make payment of any taxes or other charges, payable by them as hereinhefore agreed, or suffer said premises to become subject to any lien or encumbrance having precidence to this mortgage, as hereinhefore provided against, the said Mortgage may, at its payone, pake payment thereof and the amount so paid, with interest thereon at the rate of PLYTH ORD COLOR COLOR COLOR TO A pay rights of per annum shall be added to and become a part of the debt secured by the mortgage, without waiver, however, of any rights of per annum shall be added to and become a part of the debt secured by the mortgage, without waiver, however, of any rights of each payment more than ten (10) days in arteasts to cover the extra expense involved in handling delinquent payments; without prejudice, however, to the Mortgages right to consider each such delinquency as a breach of convenar, by the Mortgager.

In the event the security is sold rither by deed or contract of sale or interwise conveyed to any person or party, and this

breach of coverage by the Mortgagor.

The event the security is sold either by deed or contract of sale or otherwise conveyed to any person or party, and this mortgage debt remain unpaid at time of tale, "at the option of the Mortgager, after written notice by United States Mail to the Mortgagor, the rate of interest upon the index —oses secured hereby shall. from and after the date of exercise at the option, be mortgager, the rate of interest upon the index —oses secured hereby shall. from and after the date of exercise at the option, be increased to the exert of two percent or such lesser sum as the Mortgager shall elect, provided said option shall never be used to establish an interest rate in excess of the maximum allowed by law and if this mortgage is assumed, Mortgagers stamption fee or insurance transfer charge shall be paid by assuming party.

While not in default, the Mortgagors may collect and enjoy the rents, states and profits pledged hereby, the Mortgagors hereby, the Mortgagors hall have the right to tollect such tents, issue and profits and to expend such portion thereof as may be necessary for the maintenance and operation of said property and apply the balance, less reasonable costs of collection, upon the indebtedness hereby secured until all delinquent payments shall have been fully discharged.

In the event out is instituted to effect such foreclosure, the said Mortgagee, its successors or assigns, may recover.

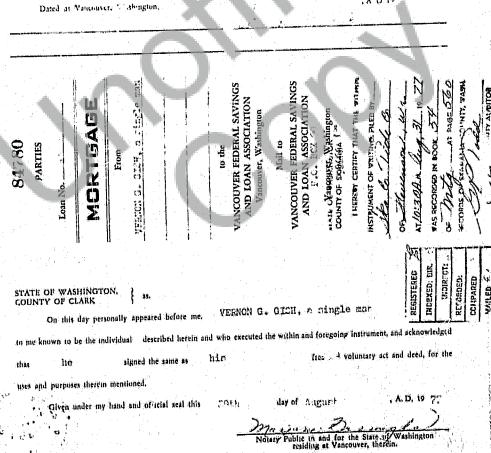
until all delinquent payments shall have been fully discharged.

In the event suit is instituted to effect such foreclosuse, the said Mortgagee, its successure or assigns, may recove therein as Attorney's fees such sum as the Court may adjudge reasonable and shall pay such reasonable took of searching therein as Attorney's fees such sum as the Court may adjudge reasonable and shall pay such reasonable took of searching the same as necessarily may be intured in foreclosing this mortgage or detending the sund, some may be included in the decree of foreclosure. Upon sale in any foreclosure proceedings the entire tract shall be sold as one parcel and the purchaser at any such sale shall be let into immediate and full possession of above promises.

and the purchaser at any such sale shall be let into remediate and full possession of the above promises.

That in the event suit is instituted to effect such foreclosure, the said Mirrigages, its successors or assigns, shall as a marter of right and without regard to the sufficiency of the society of the waste or danger of insupplication of any of the properties of the Morigagors, be entitled forthwith to have a receiver appointed of all the property hereby correspect, and therefore the appointment of a receiver appointment of a receiver appointment of a receiver by any court of competent jurisdation and expression simplicate, covernal and agree that such receiver may remain the possession and court of the morigaged property many the final determination of such suit or proceeding.

Wherever the term martigager's occurs become it shall mean intergages, we so only one provon executes face document, and the highligh thereunder shall be joint and sected.



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