

84804

MORTGAGE

BOOK 54 PAGE 592

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The Mortgagors. ROBERT F. LEICK AND CLAUDIA J. LEICK, husband and wife
of Stevenson, Ill.

Hereby mortgage to Riverview Savings Association, a Washington corporation, the following described real property situated in **Skamania** County, State of Washington, to wit:

A TRACT OF LAND LOCATED IN THE HENRY SHEPARD D. L. C. AND IN GOVERNMENT LOT 9 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 E. S. U. M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 9 OF THE SAID SECTION 1, SAID POINT BEING LOCATED ON THE WEST LINE OF THE SHEPARD D.L.C. AFORESAID; THENCE EAST TO A POINT 3 FEET EAST OF SAID WEST LINE; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SHEPARD D.L.C. 21.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED BY LOUIS R. JOSEPH, ET UX., TO JACK H. FENNIST, ET UX., BY DEED DATED NOVEMBER 18, 1970, AND RECORDED AT PAGE 447 IN BOOK 6, OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 72° 22' 48" WEST 3 FEET, MORE OR LESS, TO THE WEST LINE OF THE SHEPARD D.L.C.; THENCE NORTH ALONG SAID WEST LINE TO A POINT 200 FEET SOUTH OF THE POINT OF BEGINNING; THENCE WEST 104.5 FEET; THENCE NORTH 200 FEET TO THE NORTH LINE OF THE SAID SECTION 1; THENCE EAST 104.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR AN EXISTING SEWER LINE CONNECTING
WITH THE TWIN ALICE RUSSELL STREETS.

EXCEPT AS PROVIDED IN THIS AGREEMENT, THE INFORMATION CONTAINED HEREIN IS UNPUBLISHED AND DESIGNATED AS
VANCOUVER-ONLY.

and all interest or estate therein that is necessary to carry on the business, together with the appurtenances and all earnings, window shades, screens, curtains and blinds, heating, cooling, ventilating, lighting and water fixtures, refrigerators, furnaces and heating units, water tanks, business storage bins and tanks and partitions, tools and all items in stores, ovens, cooking ranges, refrigerators, dish racks, and shelves and cabinets and all boxes, garments and shrubbery and other things and materials necessary to carry on the business, heretofore belonging to and used in the enjoyment of said property, all of which shall be retained by the Buyer, except as herein described, together with the herein described equipment, property not used principally for agricultural or farming purposes.

At the annual payment of the first premium, the sum of \$1,400.00 in Dollars with interest, premium and taxes included, shall be paid to the trustee, and thereafter, beginning on the day of the first premium, and payable to the trustee and to the holder of the notes, the principal amount of each note bearing interest at the rate of six percent per annum, plus interest on the unpaid balance of each note for each month thereafter, according

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The Company has no present intention to pay dividends. Subject to such intention, the Company may, at any time, pay dividends or otherwise make distributions to its shareholders.

On the 1st day of January, 1937, the above named Plaintiff, owned the sum of \$ 37,000.00
and more or less, in the name of John C. H. Smith, in the State of California.

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¹ The author would like to thank the editor and anonymous reviewers for their useful comments and suggestions.

10.10.2. If the Mortgagor fails to pay the amount due under the Mortgage or any other sum payable by the Mortgagor to the Lender or such other persons as the Mortgagor may specify to the Lender, or if the Mortgagor fails to observe or perform any condition or covenant contained in the Mortgage and fail to rectify the same within a reasonable time after being so required by the Lender, the Lender may, without notice to the Mortgagor, exercise all or any of the rights and powers which the Lender has under the Mortgage and may do all such acts and things as the Lender deems necessary or expedient for the purpose of recovering the amount due under the Mortgage or any other sum payable by the Mortgagor to the Lender or such other persons as the Mortgagor may specify to the Lender, or for the purpose of realising the charge created by the Mortgage, or for the purpose of realising any security held by the Lender under the Mortgage or any other document or instrument executed by the Mortgagor in favour of the Lender or any other person, or for the purpose of realising any right or power which the Lender may have under the Mortgage or any other document or instrument executed by the Mortgagor in favour of the Lender or any other person.

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.

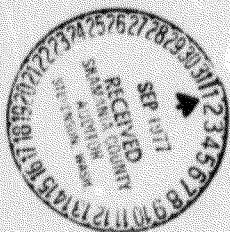
Wherever the terms "mortgagors" occur herein it shall mean "mortgagor" when only one person executed this document, and the liability hereunder shall be joint and several.

Dated at Camas, Washington

AUGUST 24,

A. D. 19

Robert F. Leslie
ROBERT F. LESLIE



STATE OF WASHINGTON

County of Camas

On this day personally appeared before me ROBERT F. LESLIE, Notary Public in and for the State of Washington, 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.

Given under my hand and official seal this 24th day of

A. D.

Robert F. Leslie
Notary Public in and for the State of Washington
Operating at Camas, therein.
Stevens Co.

84-64

MORTGAGE

Loan No. _____

FROM

Riverview Savings Association
Camas, Washington

STATE	WASHINGTON	REGISTRATION NO.	2
OFICE	OF SEAMANIA	APPLIED FOR	APPLIED FOR
I HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT OF WRITING, DATED BY <u>The City Co</u> AT 2:20 A.M. 9-1-77 AS RECORDING IN BOOK 54 PAGE 372 SIXTY EIGHT (68) CENTS RECORDED ON 9-1-77 COURT CLERK Z. M. Deaf		RECORDED	INDEXED
MAIL TO	Riverview Savings Association Camas, Washington	SERIALIZED	FILED