54-10646

BOOK SY PAGE 76

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MORTGAGE

The Mortgagors, LUTHER SCYLE SACRIBLY AND SHETTA . LICKINSON, Pusband and wife

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

Lots 1 & 2 of Luther Washington J. Dickenson Short Plat of the Scuthwest quarter of the Southeast quarter of the Northwest quarter of Section 20, Township 2 North, Range 5, East of the Willamette Meridian. Recorded in Book 2 of Sho: Plats, page 9R. Together with a non-exclusive easement for ingress, egr. s and utilities over the West 60 feet of the Southwest quarter, Southwest quarter, Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian. Also a non-exclusive easement for ingress egress and utilities 60 feet in width, the center line being the North boundry of the South. half of the South half of the Northwest quarter of Section 20. EXCEPT the East 660 feet

and all interest or estate therein that she mortgagors may hereafter acquire,

The within-described property in the used primarily for farming or agricultural purposes.

TOGETHER with all firtures and atticles of personal property owned by the Mortgagors and now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the above described real-property, and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property, including property, and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property, including purposes, and the article such accordance of the above described real-property, and any and all sterens, among a conditioning, and incinerating eventuations, refrigerating art conditioning, and incinerating equipment of whatever kind and nature, elevating and oratering ventuations, refrigerating art conditioning, and incinerating equipment of whatever kind and nature, elevating and oratering ventuations, refrigerating art conditioning, and incinerating equipment of whatever kind and nature, elevating and oratering ventuations, refrigerating art conditioning, and incinerating equipment of whatever kind and nature, elevating and oratering ventuations, refrigerating art conditioning, and incinerating equipment of whatever kind and animal articles are such as a The within-described property is not used proparily for farming or agricultural purposes,

day of each month thereafter, according to the terms and conditions of the aforesaid and payable on the printing care date becomes

and jayable on the granistic on the facts the beneath.

The M spaces of the beneath of their bents and assigns, have coverasted and agreed, and do hereby the mortage of the spaces of the mortage the same, they will not suffer or permit a state of the spaces of the spa

therefor on behalf both of the Mottgagor and his assigns and the Mortgages.

A 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, a upon principal or interest of moneys or notes secured by mortgages or by virtue of which the owner of the premises above "or bed shall be authorized to pay any tax upon said moneys, note or mortgage, or either of them, and deduct the amount of sach tax from any such moneys, more or hortgage, or by virtue of which any tax or assessment upon the mortgage above shall be chargeable gazin, the "one" of said moneys, note or bottgage, or in the event the mortgage debt or the income derived therefrom becomes sach, under any law of the State of mortgage, or in the event the mortgage debt or the income derived therefrom becomes sach, under any law of the State of mortgage, or in the event the mortgage edit or the income derived therefrom becomes sach, under any law of the State of mortgage, or in the text the sach tax of law that sach tax of the sach tax of law that sach tax of the sach tax of law that sach tax of the sach tax of law that sach tax of the sach tax of law that sach tax of the sach tax of law that sach tax of the sach tax of law that sach tax of law the sach tax of law that sach tax of law tax

The interest rate fixed in this mortgage is agreed upon an consideration that all estims funds will here to interest and therefore, to come fully protest this mortgage, the Metrograms together with and in add- on to the monthly invalidations of principal

not interest payable table the terms of the interaction throby will on the 15.7.2.5. day of each month until said one is fully paid, pay to the Mortgaget be following \$5...5?

(1) A sum equal to the permitting that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the described premists (all as extended by the Mortgaget), less all sums already paid therefor divided by the number of months to elabor estimated by the Mortgaget is already paid therefor divided by the mumber of months to elabor the month prior to the date when such premiums, taxes and assessments will become delinquent, said amounts to be held by the Mortgagee in trust to pay permitting, taxes and assessments, as herein stated.

The Mortgage is the advantage of the property of the mortgage in trust to pay permitting, taxes and assessments, as herein stated.

amounts to periest by the Mortgagee in trust to pay premiums, taxes and special assessments, as never 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 heast discusance premiums, then interest upon the note secured hereby, and the balance in amortization of the principal of said note.

interest upon the note secured betchy, and the balance in amortization of the principal of said note.

If, b) operation of Law, interest payment should be required on these funds, it shall be optional with the Mortgages whether the monthly of ection of the estimated amounts shall continue the total of payments made under the provisions of this paragraph shall exceed the amount of the payments can ubsequent for taxes, assessments or insurance premium, as the case may be, such excess shall be credited by the Mortgages on ubsequent payments to be made by the Mortgages, or may be applied upon the principal of said note. If, however, said a mounts are payments to be made by the Mortgages, or may be applied upon the principal of said note. If, however, said amount pacessary to not sufficient to pay said items, the Mortgagors further agree that they will pay to the Mortgages any amount pacessary to

make up such deficiency. Accordingly, if there should be a default made under the provisions of this mottgage resulting in a public sale of the premises covered thereby, or if the Mortgage 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 that remaining in the funds accumulated under this paragraph shall be applied as a credit against the amount of the principal then remaining due under said note.

under said note.

Rurthermore this mortgage also secures any advances which the Mortgage 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 remaining the upon the original obligation exceed the sums first secured hereby, nor shall advances together with the balance remaining the upon the original obligation exceed the sums first secured hereby, nor shall be the first of this mortgage be increased, providing, however, that nothing in this paragraph contained shall be considered as the title of the sums that may be secured hereby when advanced to protect Mortgage's security or in accordance with other covenants contained herein.

to establish an intere trainer charge shall be paid by assuming party.

While not in difault, the Mortgagors may tollect and enjoy the fenit, issues and profits pledged hereby, but in case of default in any payment, or any default under provisions undertaken by the Mortgagors hereby, the Mortgagors shall have the right to collect such tents, issues and profits and to expend such portion thereof as may be necessary for the maintenance and operation of said property and apply the blaince, less reasonable costs of collection, upon the independent payments shall have been fully discharged.

In the event sure is instituted to effect such foreclosure, the said Mortgagee, its successors or assigns, may recover the right of the event sure is instituted to effect such foreclosure, the said Mortgagee, its successors of assigns, may recover and abstracting the same as necessarily may be incurred in foreclosure, the said Mortgagee, its successors or assigns, shall be included in the decree of foreclosure Upon sate in any foreclosure protectings the entire tract shall be sold as one parcel and the purchaser at any such talled the time immediate and full possession of the above premises.

That in the event sure is instituted to effect such foreclosure, the said Mortgagee, its successors or assigns, shall as a matter of right and without regard to the sufficiency of the security of the safety of muscephication of any of the properties of the Mortgagors, be entitle forthwith to have a receiver appointed of all the property hereby mortgaged, and the properties of the Mortgagors, be entitled forthwith to have a receiver appointed of all the property hereby mortgaged, and the properties of the Mortgagors is entitled forthwith to have a receiver appointed of all the property hereby mortgaged and the second of the mortgagors where term many against occurs from a mortgagor when only one person executes this document, and the liability here odd, we can be provided in the content of the mortgagor of the second of the mortgagor when on

Dated at Vancouver, Washington,

