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BOOK 55 PAGE 12/2

REAL ESTATE MORTGAGE

(Washington Form)

TRANSFER BY
MORTGAGEE
RESTRICTEDSK10865
3-9-10-1405

1978, by and between

THIS MORTGAGE, made this 21st day of March,

Timothy E. Farrell and Peggy Lee Farrell

of Cook, County of Skamania

State of Washington, hereinafter called "mortgagor," and

White Salmon

RAINIER NATIONAL BANK, a national banking association, hereinafter called "mortgagee," at its
Office in White Salmon, Washington.

WITNESSETH:

The mortgagor hereby mortgages to the mortgagee, its successors and assigns, the following described real property, situated in the County of
Skamania, State of Washington, to-wit:

The South 100 feet of the West Half of the Southeast Quarter of the Northwest

Quarter of the Southeast Quarter of Said Section 10, Township 3 North, Range 9 E. W. M.

TOGETHER WITH all right, title and interest therein, now owned or hereafter acquired, all rents, issues and profits accrued or to accrue therefrom, and all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures, apparatus and equipment, all and singular the goods and chattels, in anywise attached to or part of said real property or any improvement thereon, including, but without limiting the generality of the foregoing, all plumbing, heating, lighting, fueling, refrigerating, air cooling, air conditioning, elevator and lifting apparatus, and all and singular the fixtures and equipment, all engines, pipes, ducts, conduits, compressors, tanks, ventilators, motors, conduits, antennas, panels and switchboards; all built-in stoves, dishwashers, refrigerators and other appliances; all partitions, cabinets and wallbeds; and any and all renewals, replacements, betterments and substitutions made with respect to any and all of the foregoing, all of which said property shall be deemed to constitute a part of the realty.

This mortgage is given and intended as security for the payment of the principal sum of
** Nineteen Thousand and no/100 ***** Dollars (\$ 19,000.00) (19,000 and no/100),

together with interest thereon in accordance with the terms of a certain promissory note of even date herewith, executed and delivered by the mortgagor in favor of the mortgagee, or its order, and any renewals or extensions thereof.

This mortgage is also given and intended as security for the payment by the mortgagor to the mortgagee of such additional sums of money as may hereafter be loaned or advanced by the mortgagee to or for the account of mortgagor, including any renewals or extensions thereof, it being covenanted, however, that the unpaid principal balance of all loans or advances made by the mortgagee to, or for the account of mortgagor, which are to be repaid hereby shall not at any one time exceed the principal sum set forth above and interest, regardless of any excess which may at any time be owing free of said mortgage; provided, further, that nothing herein contained shall be construed as obligating or shall obligate the mortgagee to make any such future loans or advances and provided, further, the limitation on the amount secured hereby shall not apply to any moneys advanced or to costs or fees incurred by mortgagee in connection with the incurrence or default of any term, warranty, covenant or condition of this mortgage.

The mortgagor covenants and agrees with the mortgagee that said mortgage shall

(1) Forever warrant the title to all of the mortgaged property, including the rents, issues and profit thereof, to be and remain free and clear of all claims, liens and encumbrances other than this mortgage, and will execute and deliver any further necessary assurances of title thereto.

(2) Promptly pay the principal and interest of said indebtedness in accordance with the terms of said promissory note or notes, and any renewals or extensions thereof;

(3) Pay and discharge, as the same become due and payable, and prior to delinquency, all taxes, assessments, water rates or other charges of whatever kind and character, whether similar or dissimilar to those herein specified, which are now or may hereafter be levied or assessed against or which may or might become liens upon the mortgaged property or any part thereof, or upon this mortgage or the money or debt secured hereby;

(4) Maintain preserve and keep all of the mortgaged property in good condition and repair and not commit or permit waste thereof, and permit mortgagee's inspection thereof at any and all reasonable times;

(5) Keep the mortgaged property at all times insured against fire (with extended coverage) and against such other hazards and perils as the mortgagee may require, in such amounts, under such forms of policy, and with such insurance company or companies, as shall be required by or satisfactory to the mortgagee, and to be attached to each such policy, in full satisfaction to the mortgagee, a mortgage clause rendering all loss payable first to mortgagee as its interest shall appear; assign and deliver each such policy to mortgagee, and evidence payment in full of all premiums thereon at least ten (10) days in advance of due date;

(6) NOT, WITHOUT THE MORTGAGEE'S WRITTEN CONSENT FIRST HAD AND RECEIVED, MAKE ANY SALE, CONVEYANCE OR OTHER TRANSFER OF THE MORTGAGED PROPERTY, UNLESS AS AN INCIDENT OF THE CLOSING OF SUCH TRANSFER THIS MORTGAGE SHALL BE FULLY PAID; PROVIDED, HOWEVER, THE PASSING OF THE MORTGAGED PROPERTY BY WILL OR BY DECEASED AND DISTRIBUTION SHALL NOT BE DEEMED A PROHIBITED TRANSFER HEREUNDER.

In the event of a breach of any of the aforesaid agreements or covenants, and in addition to all other rights and remedies hereunder or by law provided, the mortgagee may, but shall not be obligated to, pay any sums or perform any acts necessary to remedy such breach, and all sums so paid and the expenses incurred in such performance shall be repaid by mortgage to mortgagee on demand, with interest at 12% (twelve per cent) per annum from the date of such payment, and shall be secured by this mortgage. The receipt of the tax official, assessing body, insurance company, or other person to whom mortgagee makes any such payment shall be conclusive evidence as between mortgage and mortgagee of the payment of such payment.

Any loss payable under any insurance policy aforesaid, and any moneys which may be awarded, recovered, or set off upon, for the taking, damaging or condemnation of all or any portion of the mortgaged property shall be applied, at the mortgagee's option, toward payment of the indebtedness and other sums secured hereby, whether due or not. The mortgagee shall in no event have any responsibility for the adequacy or sufficiency of any insurance, nor the coverage thereby afforded, nor for notification with respect to, or the payment of, any premiums thereon.

In the event of default in the payment of said indebtedness or in the event of a breach of any of the covenants, warranties or agreements contained herein, then in any such event the entire indebtedness hereby secured shall at the option of the mortgagee become immediately due and payable, without notice, and this mortgage may be foreclosed; and in any foreclosure of this mortgage a decree of judgment may be taken by the mortgagee for all sums secured hereby which are not recovered by the mortgagee out of foreclosure sale proceeds.

So long as the mortgagor shall be in default under the terms of this mortgage, and except to the extent the same are specifically assigned and pledged by separate instrument providing to the contrary, the mortgagee may receive directly from the obligor(s) the rent all rents, issues and profits of the mortgaged property. As to all moneys and other property as received, mortgagee shall be deemed to have received the same in trust for the purpose of making all payments due under, and otherwise duly and timely performing all other terms, covenants and conditions of, this mortgage. Upon any default in such payment or performance, or upon the occurrence of any other event which under the terms hereof confers the right to the mortgagee to accelerate the payment of the indebtedness secured hereby, then the mortgagee shall forthwith become empowered, at its option, without notice or demand, and in its own name and right, either directly or by agent, or through a receiver, and in addition to all such other rights and remedies as may be herein or by law conferred, to demand, collect and receive such rents, issues and profits and to apply hereto the net proceeds thereof after deduction of fees, costs and expenses incurred as an incident of collection.

In the event of any suit or other proceeding for the recovery of said indebtedness and/or foreclosure of this mortgage, or wherein mortgagee shall appear to establish to protect the lien hereof, the mortgagee agrees to pay to mortgagee a reasonable attorney's fee, together with the cost of search and report on title preliminary to foreclosure, all of which sums shall be secured hereby.

All rights and remedies of mortgagee shall be cumulative and none shall be deemed exhausted by the exercise thereof. No failure or omission on the part of the mortgagee to exercise any such right or remedy upon default shall be deemed a waiver of its right to subsequently exercise the same with respect to the same or any other default or defaults which may at any time exist.

If any term, provision or condition of this mortgage shall be finally adjudged to be unlawful or unenforceable, the same shall be deemed stricken herefrom and the balance of this mortgage shall be in full force and effect.

This mortgage is binding on the heirs, personal representatives, successors and assigns, of the mortgagor, and shall bind to the benefit of mortgagee, its successors and assigns. Words used herein shall take the singular or plural number as the number of parties hereto shall require, and if there is more than one signer as mortgagor, their obligations hereunder shall be joint and several.

Time is of the essence of this mortgage.

The within described mortgaged property is not used principally for agricultural or farming purposes.

IN WITNESS WHEREOF, the person(s) designated as mortgagor have set hand and seal herein, the day and year first above written.

Timothy E. Farrell
Peggy Lee Farrell



STATE OF WASHINGTON
County of **Klickitat**

NOTARIAL ACKNOWLEDGMENT
(Individual or Partnership)

On this **21st** day of **March**, 19**78**, before me personally appeared **Timothy E. Farrell and Peggy Lee Farrell**

to me known to be the individuals described in and who executed the within and foregoing instrument and who acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes stated therein and in the capacity of the persons named therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the day and year first above written.

(Notarial Seal)

[Signature]
Notary Public in and for the State of Washington.

residing at **Highway 101**

STATE OF WASHINGTON
County of

NOTARIAL ACKNOWLEDGMENT
(Corporation)

On this day of 19 before me personally appeared and

to me known to be the

of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal of the said corporation is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the day and year first above written.

(Notarial Seal)

Notary Public in and for the State of Washington.

residing at

REAL ESTATE MORTGAGE
(Washington Form)

Filed for Record at Request of

RAINIER NATIONAL BANK

P.O. BOX OR STREET

CITY, STATE, ZIP-CODE NO.

REGISTERED	☒
INDEXED: DIR.	☒
INDEXED: INT.	☒
RECORDED	☒
COMPALED	☒
MAILED	☒

FEE

14-15 SHAWMINSTER RECORDER'S USE
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY

Shirley E. Farrell

Shirley E. Farrell

11-11-78 **11-11-78**

AS RECORDED IN BOOK 55

11-11-78 AT PAGE 213

RECORDS OF SKAMANIA COUNTY, WASH.

Shirley E. Farrell

COUNTY AUDITOR