

SK10952

BOOK 55 PAGE 351

SK 10982

2-5-32-BD-101

~~MORTGAGE~~

The MATISSE-SORS RONALD L. STURDEVANT and REBECCA ANN STURDEVANT (husband and wife)

or Washougal, WA

Herby mortgage to Riverview Savings Association, a Washington corporation, the following described real property situated in ~~King~~ County, State of Washington,
to wit:

Lot 8 of Shon-Tay-Hill, according to the official plat thereof on file and of record at page 13rd of Book "A" of Plats, records of Skamania County, Washington.

SUBJECT TO: easements and restrictions of record.



and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all awnings, window shades, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnace and heating systems, water heaters, burners, fuel storage bins and tanks and irrigation systems and all built-in mirrors, ovens, cooking ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, garden and shrubbery, and other like things and materials, and other fixtures whether now or hereafter belonging to or used in the enjoyment of said property, all of which shall be construed as a part of the realty. The within described mortgaged property is not used principally for agricultural or farming purposes.

This mortgage lien shall continue in force and exist as security for any and all other advances which may hereafter be made by the Mortgagor to the Mortgagor, and shall continue in force and exist as security for any debt now owing, or here-

The Mortgagor shall contribute to house and land a weighty and all other advance, which may hereafter be made by the Mortgagor and which no action in law may vest a security for any debt now owing or hereafter to become owing, by the Mortgagor to the Mortgagor.

The mortgage is subordinate to a prior mortgage dated 5-2-77, and provides for the payment of \$ 30,000.00, and that said prior mortgage is not to default at any time, and that if either the principal or the interest of the debt secured by the prior mortgage is in default, or any of the conditions precedent to the prior mortgage shall become the whole sum of principal and interest of the debt, may be foreclosed at once.

that you, Mr. Wiggin, have a valid, unimpeached title in fee simple to said premises and will warrant and forever defend the same against the lawful claim and

**That the Mortgagor will during the continuance of the mortgage, permit no waste or stop of the mortgage premises and will keep the buildings and appurte-
nances in good repair.**

That the Mortgagors will pay and promissory note, a, according to its terms. Should the Mortgagors fail to pay any instalment of principal or interest provided for in said note, or any sum due under this mortgage, or break any covenant or agreement herein contained, then the entire debt secured by this mortgage shall, at the election of the Mortgagee, become immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagee may without a waiver of any remedy hereunder for such breach, make full or partial payment thereof, and the amount so paid with interest thereon at 10% per annum shall become immediately payable to the Mortgagee and shall be secured by this mortgage. Any payments made by the Mortgagors upon the indebtedness secured by this mortgage may be applied as the Mortgagee may elect either upon the amount which may be due upon said promissory note or upon any amount which may

be under the provisions of this mortgage.

If the Mortgagors will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgagor may specify to the extent of the full insurable value to some responsible insurance company or companies satisfactory to the Mortgagor and for the protection of the latter, and that the Mortgagor will cause all insurance policies or certificates thereof to be suitably endorsed and delivered to the Mortgagor, together with receipts showing payment of all premiums due therefor, and that the Mortgagors will keep an insurance on said building other than as stated herein. That it shall be optional with the Mortgagor to name the company or companies and the rights thereof by which the insurance shall be written, and to refuse acceptance of any policy offered, and to surrender and cause to be cancelled any policy which may be received in accepted and to place the insurance or cause the policies to be written, all at the cost, charge and expense of the Mortgagors, but in event that the Mortgagor be held responsible for failure to have any insurance written or for any loss or damage growing out of a defect in any policy, or growing out of the failure of any insurance company to pay for any loss or damage insured against. That the Mortgagor, page 3 is authorized to compromise and settle any claim for insurance, and to receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagors. At such insurance shall remain a cost of replacement endorsement.

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 Mortgagor monthly budget payments estimated by the Mortgagor 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 Mortgagor 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 Mortgagor as collateral security for full performance of this mortgage and the note secured hereby and the Mortgagor 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 Mortgagor shall be entitled to recover from the Mortgagors 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 Mortgagor, and a receiver may be appointed at the Mortgagor'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 "mortgagor" 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

May 3.

A.D. 1978

Ronald L. Sturdevant

Rebecca Ann Sturdevant

STATE OF WASHINGTON.

County of Clark

On this day personally appeared before me RONALD L. STURDEVANT and REBECCA ANN STURDEVANT (husband 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.

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 3rd day of May,

1978 A.D.

**Notary Public in and for the State of Washington
residing at Combs, therein.**

MORTGAGE

Scan No. 17-00035

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DONALD L. STURDEAVANT and
ROBERT C. STURDEAVANT

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Riverview Savings Association

STATE OF WASHINGTON [25
COUNTY OF SISKIYOU

I HEREBY CERTIFY THAT THE ATTACHED
TRANSCRIPT OF THE HEARING HELD BY

INSTRUMENT AT STATION P-100

AT 11:15 AM THEY ARE
SEEN ACCORDING IN BOOK 55

RECEIVED
RECORDED
JULY 11, 1968
CLERK
COUNTY AUDITOR
SEVEN HUNDRED EIGHTY-THREE
COUNTY OF SKAMANIA, WASH.

Fall To

Riverview Savings Association

RECORDED
COMPARED
MAILED