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**PIONEER NATIONAL
TITLE INSURANCE**

ATTEMPTED

SK 11006.

2-5-19-134

MORTGAGE

THE MORTGAGOR S., Marvin A. Clemans and Cathy S. Clemans, husband and wife

hereinafter referred to as the mortgagee or mortgagee to

CROWN CAMPUS CREDIT UNION

the following described real property situated in the County of Skamania State of Washington:
The Southeast quarter of the Northeast quarter of the Southwest quarter of Section 19, Township 2 North, Range 5, East of the Willamette Meridian.

EXCEPT County Roads.

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

together with the quantity, times and off-patients, of refrigeration, and all forms of lighting, heating, cooling, ventilating, circulating and filtering apparatus have been included, or hereafter being added, in connection with the property of which both the equipment and the realty.

The mortgagor covenants and agrees with the mortgagee as follows: that he is lawfully seized of the property in fee simple, has good title to the mortgage and conveys it of the property free from all liens and encumbrances except such as are now or hereafter lawfully held by the mortgagee, and that he will defend the same against all persons; that he has no interest in the property, and that on this mortgage, or the old mortgage, or on either of them, he has no right to require payment, and will immediately deliver possession thereof to the mortgagee, and that he will pay over all buildings now or hereafter erected on the property, that may be in his power and authority, and all other goods, chattels or charge by him to the property, and that he will not alienate the property, or any part of it, without the express acceptance of the mortgagee, and that the mortgagee, his heirs and successors, shall have full power to enter upon and take possession of the property, at least five days before the expiration of the old mortgage.

any such tax, assessment or charge, then the mortgagee may require the mortgagor to pay over to him the amount of such tax, assessment or charge, with interest at the highest rate of interest then or thereafter payable by the mortgagor. No demand and such may be served by the mortgagee upon the mortgagor for payment of any such tax, assessment or charge, or for payment of the amount of any tax, assessment or charge levied against the property, shall entitle the mortgagee to sue for the same.

Failure of the trustee herein, and if default be made in the payment of any of the sums hereby secured, or in the performance of any of the covenants or agreements herein contained, then in any such case the remainder of unpaid principal, with accrued interest and all other indebtedness hereby secured, shall at the election of the mortgagor, become immediately due without notice or demand.

In case a suit is brought to foreclose this mortgage or to collect any claim growing out of the debt hereby secured, it is agreed that the mortgagor may be obliged to defend to protect the unimpaired priority of the lien interest, the trustee will agree to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, including the reasonable cost of searching records, which sum shall be secured hereby, and included in any decree of foreclosure.

Dated at Camas, Washington

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Mary A. Clemons (seal)
Cathy L. Clemons (seal)

