

**PIONEER NATIONAL
TITLE INSURANCE**

ATTORNEY COMPANY

SIR 10932

2-5-17-B-100

MORTGAGE

THE MORTGAGORS: William H. Burns and Edith E. Burns, Husband and Wife

Borrower referred to as the mortgagor, mortgages to

GROWN CATHAS CREDIT UNION

The following described real property situated in the County of Skamania, State of Washington:

Lot 40 of Skamania Highlands, According to the plat whereof, recorded under Auditor's File No. 69958, Book "A" of Plots, Page 140, Records of Skamania County, Washington.

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



together with the appurtenances, and all curtains, screens, blinds, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus and fixtures, now, or hereafter belonging to or used in connection with the property, all of which shall be considered a part of the realty.

To secure the performance of the covenants and agreements hereinabove contained, and the payment of Thirty Nine Thousand, Seven Hundred and Thirty and 00/100 (\$39,730.00) Dollars with interest from date until paid, according to the terms of a certain promissory note bearing even date herewith.

The mortgagors covenant and agree, within mortgage as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it; that the property is free from all liens and encumbrances of every kind, that he will bear no property tax from any encumbrances prior to this mortgage; that he will pay all taxes and assessments placed or imposed on the property and/or on this mortgage or the debt hereby secured at least six days before delinquency, and will immediately deliver proper receipt therefor to the mortgagor; that he will not permit any act on the property; that he will keep all buildings new or hereafter placed on the property in good order and repair and ceaselessly insured against loss or damage by fire to the extent of the full insurable value thereof in a company as equal to mortgagor and/or the mortgagor's benefit, and will deliver to mortgagor the policies, and renew them at least five days before expiration of the old policies.

Should the mortgagor default in any of the foregoing covenants or agreements, then the mortgagor may perform the same and may pay any part or all of principal and interest of any prior encumbrance or of insurance premiums on other charges accrued hereby, and his amount so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgagor on demand, and shall also be secured by this mortgage without waiver of my right or other remedy arising from breach of any of the covenants hereof. The mortgagor shall be the sole judge of the validity of any tax, assessment or lien asserted against the property, and payment thereof by the mortgagor shall establish the right to recover the amount so paid with interest.

This is of the several hereof and if default be made in the payment of any of the sums thereby 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, and this mortgage may be foreclosed.

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or in any suit which the mortgagor may be obliged to defend to prove the unexpired priority of the loan hereon, the mortgagor agrees to pay a reasonable sum-a attorney's fees - damages and expenses in connection with such suit, and also the reasonable cost of searching records, which sums shall be deducted from any amount included in any decree of foreclosure.

Witness at Olympia, Washington

this June 1, 1978

William H. Burns

Edith E. Burns

STATE OF WASHINGTON

County of Clark

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 1st day of June, 1978, personally appeared before me

William H. Burns and Ethel E. Burns, Husband and Wife
to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

Dane Belknap

Notary Public in and for the State of Washington,
residing at 1122 1/2 1st Street.

STATE OF WASHINGTON

County of

On this 1st day of June, 1978,
and before me personally appeared
to me known to be the
of the corporation that executed the 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 each
stated that _____ authorized to execute said instrument and that the seal affixed is the corporate
seal of said corporation.

Given under my hand and official seal the day and year in this certificate above written.

Notary Public in and for the State of Washington,
residing at _____

AFTER RECORDING MAIL TO:

MORTGAGE

869-5

76

STATE OF WASHINGTON	COUNTY OF CLARK
LIBRARY CENTER OF THE STATE	
INSTRUMENT OF RECORD FILED BY	
<u>Mr. J. D. Burns</u>	
OF	
1122 1/2 1st Street	
TACOMA, WASHINGTON	
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JUN 12 1978	
PIONEER NATIONAL	
TITLE INSURANCE COMPANY	

Pioneer National
Title Insurance Company