

MORTGAGE

5K11256

3-7 1/2 - 36-BC - #70

The Mortgagor, Laurence E. Hendrickson, a single man

of Stevenson, Washington

Hereby, mortgage to Riverview Savings Association, a Washington corporation, the following described real property situated in Clark County, State of Washington,
to-wit:

THOSE PORTIONS OF LOTS 13 AND 14 OF HILLTOP MANOR ACCORDING TO THE AMENDED PLAT THEREOF ON FILE AND OF RECORD AT PAGE 110 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 13, WESTERLY 2.20 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 13; THENCE FOLLOWING THE NORTHERLY LINES OF SAID LOTS 13 AND 14 EASTERLY 97.74 FEET TO A POINT 9.16 FEET FROM THE NORTHEASTERLY CORNER OF LOT 14; THENCE SOUTHERLY TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 14 A DISTANT 11.19 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 14; THENCE FOLLOWING THE SOUTHERLY LINES OF SAID LOTS 14 AND 13 WESTERLY 89.65 FEET TO A POINT 10.30 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 23; THENCE IN A NORTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all avails, window shades, screens, mantles and all plumbing, lighting, heating, cooling, ventilation, elevating and watering apparatus, furnace and heating systems, water heaters, hurners, 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, gardens and shrubbery, and other like things and matters, 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.

All to secure the payment of the sum of SEVEN THOUSAND DOLLARS AND NO/100-----

US \$ 7,000.00 1 Dollars

with interest thereon, and payable in monthly installments of \$ 96.43 each, month

beginning on the 10th day of October 1978, and payable on the 10th day of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith.

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

The mortgage loan shall continue in force and exist as security for any debt now owing or hereafter to become owing by the Mortgagor to the Mortgagee, and shall continue in force and exist as security for any debt now owing or hereafter to become owing by the Mortgagor to the Mortgagee.

\$ 29,300.00

This mortgage is subordinate to a prior mortgage dated May 3, 1977, Riverview Savings Assoc. to secure the payment of \$ 29,300.00

Mortgagee represents and warrants that the proceeds of and principal of the mortgage described at this time exceed \$ 28,897.56 and that the principal of the mortgage is not in default or in arrears. The principal of the mortgage is made on the express condition that if either the principal or the interest of the debt secured by the mortgage is in default or in arrears at the conditions of payment of the principal mortgage is broken, the whole sum of principal and interest of the debt secured by the mortgage and mortgage, both at the principal mortgage, be immediately due and payable and the mortgage may be foreclosed at once without notice to the mortgagor and without the necessity of a court of law or equity and the mortgagee shall have the right to sell the property with the mortgage as follows:

The Mortgages hereby granted and to be granted hereunder shall be subject to the following conditions, covenants and agreements with the Mortgagees as follows:

That the Mortgages have a valid, unencumbered title on fee simple fee and premises and will warrant and forever defend the same against the lawful claim and demands of all person whomsoever.

That the Mortgages shall be subject to the conditions of this mortgage, in and to be made in and to be made in the mortgage premises and will keep the buildings and appurte-

That the Mortgagees have a valid, unincumbered title in the property and that the Mortgagees will defend the title to the property against the demands of all persons whomsoever.

That the Mortgagees will during the continuance of this mortgage protect the value of the property and will keep the buildings and appurtenances on said property in good state of repair.

That the Mortgagees will, during the continuance of this mortgage, pay to the Mortgagee the principal and interest provided for in the mortgage.

[illegible][illegible]

That this Mortgagor 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 Mortgagor agrees to pay to the Mortgagee monthly budget payments estimated by the Mortgagee 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 Mortgagee 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 Mortgagee as collateral security for full performance of this mortgage and the note secured hereby and the Mortgagee 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 Mortgagee shall be entitled to recover from the Mortgagors a 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 Mortgagee, and a receiver may be appointed at the Mortgagee'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 "mortgagors" occur herein it shall mean "mortgagor" when only one person executed this document, and the liability hereunder shall be joint and several.

Dated at ~~Spokane~~, Washington
Stevenson

AUGUST 24

A. D. 1978

Lawrence E. Hendrickson

STATE OF WASHINGTON,
County of ~~Chelan~~ Skamania

On this day personally appeared before me LAWRENCE E. HENDRICKSON

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24th day of AUGUST 1978

A. D.

Paul Wadsworth
Notary Public in and for the State of Washington,
residing at ~~Chelan~~, therein,
Stevenson

REGISTERED	INDEXED	RECORDED	COMPARED	MAILED
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Mail To

Riverview Savings Association
Chelan, Washington

87075

MORTGAGE

Loan No. 17-00041

FEES

LAWRENCE E. HENDRICKSON

TO

Riverview Savings Association
Chelan, Washington

STATE OF WASHINGTON
COUNTY OF SKAMANIA

INSTRUMENT OF DEEDS FILED BY

John W. Wadsworth

AT 1:00 P.M. AUGUST 24, 1978

WASHINGTON BOOK 55

OF PAGE 746

COUNTY OF SKAMANIA

John Wadsworth

COUNTY AUDITOR

John Wadsworth