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REAL PROPERTY MORTGAGE

513358

THIS MORTGAGE, made the 21 day of Oct, 1978
 by Margaret Hendrickson (Husband and Wife) (single man) (single woman)
 of 323 Jefferson City of Stevenson, Wash. (strike out designations that do not apply)
 to Western Builders Design Corp. BOOK 56 PAGE 30
 of 4907 N. G. 1st Portland, Oregon 97218 (called "Mortgagee")
 (Contractor's Address)

WITNESSETH:

Whereas, Mortgagee as Buyer is purchasing certain goods and services or services from Mortgagee as Contractor under a Home Improvement Installment Contract (called "Installment Contract") dated 10-21, 1978, with the Mortgagee's unpaid indebtedness thereunder (referred therein as "Total of Payments") being \$ 6,922.08

payable at the offices of General Electric Credit Corporation at Portland, Oregon
 in 72 consecutive monthly installments, each installment in the amount of \$ 96.14, except the final installment which shall be \$ 96.14 commencing Nov 22, 1978, and continuing monthly thereafter on like date. The Installment Contract also providing for delinquency and collection charges.

NOW, THEREFORE, to secure the payment and performance by Mortgagee of the Installment Contract and the performance of the covenants herein contained and to induce Mortgagee to enter into the Installment Contract with the Mortgagee, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, the Mortgagee does hereby mortgage to Mortgagee, his (its) heirs, executors, administrators, successors or assigns, the following real estate situated at 323 Jefferson

in the County of Skaumania State of Washington, more particularly described, to wit: Lot 10 and the South 16 Feet of Lot 1 of Block 1 of Johnson's Addition to the town of Stevenson, Wash.

being and intended to be the same premises conveyed to Mortgagee by deed dated _____ and recorded on _____, 19____ in the office of the _____ of _____ in Vol. _____ at page _____. The above described real property is not principally used for agricultural or farming purposes.

TOGETHER WITH the improvements, hereditaments, appurtenances, tenements, rents, issues, profits, water rights, and other rights or privileges now or hereafter belonging to or used in connection with the premises above described, and all fixtures now or hereafter installed or used in connection with said property, all of which shall be construed as part of the realty, and shall not be removed without prior written consent of Mortgagee. This mortgage shall also secure amendments, extensions, and renewals of the said indebtedness, and the payment, performance and observance of all other indebtedness, obligations, and liabilities of any kind of Mortgagee to Mortgagee, its successors and assigns, now existing or hereafter arising, and all instruments executed and delivered as evidence thereof.

And the Mortgagee promises and agrees that: (a) Mortgagee will pay all taxes, assessments and other charges that may be levied, assessed, or charged against the said premises, when due and payable according to law, and before they become delinquent; (b) Mortgagee will keep all buildings, foundations and parts in good repair; (c) Mortgagee will obtain and maintain fire and extended insurance on said property and other insurance requested by the Mortgagee, with insurance company of companies satisfactory to Mortgagee, with loss payable to the Mortgagee, and Mortgagee shall provide, upon Mortgagee's request, any certificates or other evidence satisfactory to Mortgagee of said insurance coverage, which coverage shall also provide for ten (10) days prior written notice to Mortgagee of any cancellation or material modification of insurance; (d) Mortgagee will not sell, mortgage, transfer, encumber, or otherwise dispose of the said premises, without the prior written consent of Mortgagee, or allow any waste of said premises to be permitted during the continuance of this mortgage; (e) Mortgagee will make payment of all mechanical materialsmen's, workmen's, judgment or tax liens which may be levied or assessed against Mortgagee, or with respect to the said premises, and Mortgagee will make payment of any sums due under the terms of any realty mortgage covering said premises; (f) Mortgagee will, at its own expense, perform all acts, execute all documents, and furnish all information requested by Mortgagee with respect to any matter related to herein or to evidence, perfect, maintain, and enforce Mortgagee's interest in said premises, and Mortgagee may, in its discretion, for the account and expense of Mortgagee, pay any amount or do any act required of Mortgagee and which Mortgagee fails to do or pay, including, but without limitation, the payment of any insurance premiums, certificates, taxes, levies, charges, assessments, or water rates. All such amounts so paid by Mortgagee shall bear interest computed at the highest lawful contract rate, and shall be payable by Mortgagee upon demand and the amount so paid shall be so much additional indebtedness secured hereby; (g) At any time Mortgagee may sell, pledge, negotiate, assign and deliver or otherwise dispose of the Installment Contract and this mortgage, whereupon transferee shall be vested with full powers and rights of the Mortgagee with respect thereto.

IN CASE the Mortgagee shall fail to pay any said indebtedness when due, or if Mortgagee shall fail to observe or perform any of the terms, conditions, covenants or agreements of this mortgage, or Installment Contract or any other agreement between Mortgagee and Mortgagee, or if any representation or statement of fact made to Mortgagee at any time by Mortgagee is false or misleading in any material respect, or if the Mortgagee shall become insolvent (however defined or evidenced) or commit an act of bankruptcy or make an assignment for the benefit of creditors or appoint a committee of creditors, or if there shall be filed by or against the Mortgagee any petition for relief under the bankruptcy laws of the United States or under any insolvency, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction, or if any petition or application to any court or tribunal, at law or in equity, be filed by or against the Mortgagee for the appointment of any receiver or trustee for the Mortgagee or any part of the property of the Mortgagee, or if such receiver or trustee be appointed, the Mortgagee may, at its option, declare any part or the entire indebtedness secured hereby, immediately due and payable, without notice to or demand upon the Mortgagee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders. THIS MORTGAGE shall be binding upon the heirs, executors, administrators, successors, and legal representatives of Mortgagee, and shall inure to the benefit of the successors, endorsees, and assigns of this Mortgagee.

Dated this 21 day of Oct, 1978

Mortgagee (husband) (SEAL)

Margaret Hendrickson (SEAL)
 Mortgagee (wife must sign)
 (Type or print names beneath signatures)

STATE OF WASHINGTON,

County of Skaumania

On this day personally appeared before me

Margaret Hendrickson

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that

she signed the same as

free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of Oct, 1978My commission expires 12-2-82

GENERAL ELECTRIC CREDIT CORP.
 1730 S.W. Second Street, Suite 202
 Portland, Oregon 97201
 (503) 292-4478

Notary Public in and for said county and state.