WASHINGTON MUTUAL SAVINGS BANK

MORTGAGE

BOOK 56 PAGE 494

LOAN NUMBER [illegible]

[illegible]

BORROWER'S STREET ADDRESS [illegible], Washougal, WA 98671

88857

FILED FOR RECORD AT REQUEST OF:

WASHINGTON MUTUAL SAVINGS BANK

STREET ADDRESS
1201 Main Street

CITY, STATE, ZIP
Vancouver, WA 98660

SK11528
2-5-30-1600

REGISTERED	✓
INDEXED: DIR	✓
INDIRECT	✓
RECORDED:	
COMPARED	
MAILED	

RECEIVED JUN 1979 SKAMANIA COUNTY AUDITOR STEVENSON, WASH

THIS SPACE RESERVED FOR RECORDER'S USE
STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY Ska Co Title Co OF Stevenson Wash AT 11:00 A M. June 22 1979 WAS RECORDED IN BOOK 56 OF Mtg AT PAGE 494-5 RECORDS OF SKAMANIA COUNTY, WASH

G P Todd
COUNTY AUDITOR

B Babcock

SUSAN G. McGLOTHLIN AND KENNETH McGLOTHLIN ("Mortgagor") hereby mortgages* to WASHINGTON MUTUAL SAVINGS BANK, ("Bank"), the real property in SKAMANIA County, Washington, described below, and all interest in it Mortgagor ever gets:

See attached legal

together with: all income, rents and profits from it, all plumbing, lighting, air conditioning and heating apparatus and equipment, and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, and any mobile home and all its attachments or accessories, at any time installed on or in or used in connection with such real property, all of which at the option of Bank may be considered to be either personal property or to be part of the real estate.

All of the property described above will be called the "Property." If any of the Property is subject to the Uniform Commercial Code, this mortgage is also a Security Agreement which grants Bank, as secured party, a security interest in all such property.

The Property includes a 1979 Rex Bendix mobile home, Model 34 X 60, Serial No (Make) MD 2212

1. SECURITY. This Mortgage is given to secure the payment of THIRTY FOUR THOUSAND FIVE HUNDRED SEVENTY AND NO/100 Dollars $ 34,570.00 (called the "Loan") with interest as provided in the note which evidences the Loan. It also secures payment of certain fees and costs of Bank as provided in Section 6 of this mortgage, and

*"mortgage" is a legal term which means to give to someone, in this case the Bank, a "lien" or "preferred right" to recover money you owe them and do not pay by selling the property you have "mortgaged." The "Mortgage" is the document which is evidence of this right and the "Mortgagor" is the person or persons who give the right to the Bank and who sign the "Mortgage."

Situated in Skamania County, Washington, to-wit:

That portion of the West half of the Southwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, more particularly described as follows:
BEGINNING at a point on the West line of the Southwest quarter of said Section, 1,700 feet North of the Southwest corner thereof; thence East parallel with the South line of said Section 435.6 feet; thence South parallel with the West line of said Section 200 feet; thence West parallel with the South line of said Section 435.6 feet; thence North along the West line of said Section 200 feet to the point of beginning.
EXCEPT County Roads and
SUBJECT TO transmission lines, if any, concerning said property as now appearing of record.

KGM
S.G.M.

88557 BOOK 56 PAGE 445

repayment of money advanced by Bank under Section 4 or otherwise to protect the Property or the Bank's interest in the Property. All of this money is called the "Debt".

2. REPRESENTATIONS OF MORTGAGOR. Mortgagor represents:

(a) S/He is the owner or contract purchaser of the Property which is unencumbered except by: easements, reservations, and restrictions of record not inconsistent with the intended use of the Property, and an existing mortgage or deed of trust given in good faith and for value, the existence of which has been disclosed to the Bank; and

(b) The Property is not used principally for agricultural or farming purposes.

3. PROMISES OF MORTGAGOR. Mortgagor promises:

(a) To keep the Property in good repair; not to move, alter or demolish any of the improvements on the Property without Bank's written consent; and not to sell or transfer the Property or any interest in the Property without either paying off the Loan or getting the Bank's written consent. (In deciding whether or not to consent to any sale or transfer, Bank may apply the same standards with respect to the qualifications of the prospective buyers as it would then apply to persons asking for a new loan. As a condition to its consent Bank may require the parties to provide to it such things as it might then require in connection with a new loan, such as credit reports and financial statements from the prospective buyers, evidence of the location of the Property and payment of all reasonable costs and fees in connection with the transfer.)

(b) To allow representatives of the Bank to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property.

(c) To pay on time all lawful taxes and assessments on the Property and on this Mortgage or on the Debt, including any amounts due under any prior contract, mortgage, or deed of trust covering the Property or any part of it.

(d) To perform on time all terms, covenants and conditions of any prior contract, mortgage or deed of trust covering the Property or any part of it.

(e) To see to it that this Mortgage remains a valid lien on the Property superior to all liens except those described in Section 2(a), and to keep the Property free of all encumbrances which may impair Bank's security. It is agreed that if anyone asserts the priority of an encumbrance (other than those described in Section 2(a)) over this Mortgage in any pleading filed in any action, the assertion alone shall impair the lien of this Mortgage for purposes of this Section 3(e); and

(f) To keep the improvements insured by a company satisfactory to Bank against fire [illegible] coverage perils, and against such other risks as Bank may reasonably require, in the greater of the original amount of the Loan or the replacement value of the improvements as determined by Mortgagor's insurer, or in a lesser amount [illegible] by such insurer and accepted by Bank, and to cause all insurance policies to be endorsed to show the interest of and to be [illegible] to Bank.

4. CURING OF DEFAULTS. If Mortgagor fails to [illegible] of the covenants in Section 3, including all the terms of any prior contract, mortgage, or deed of trust, Bank may take [illegible] any such covenants without [illegible] right or remedy it may have for Mortgagor's failure to comply. [illegible] by Bank on behalf of [illegible] secured by this Mortgage, and the amount spent shall bear interest at the rate [illegible]

5. DEFAULTS—SALE. Prompt [illegible] of this Mortgage is essential. If Mortgagor [illegible] or if there is a breach of any of the [illegible] any other document securing the Loan [illegible] repayment is secured by this Mortgage [illegible] lawsuit to foreclose this Mortgage and may [illegible] the rents and profits from the Property [illegible] the money it collects against [illegible] Mortgage, Bank shall have the right [illegible]

6. FEES AND COSTS. Mortgagor shall pay Bank's [illegible] reasonable lawyers' fees, in trial and appellate [illegible] this Mortgage in any lawsuit or proceedings which Bank is obliged to prosecute or defend [illegible] the Debt, including any disposition of the Property under [illegible]

7. MISCELLANEOUS. This Mortgage shall benefit and obligate the [illegible] assigns of the parties hereto. The words used in this Mortgage [illegible] shall be read to refer to more than one person if more than one have signed this Mortgage or become responsible for doing the things this Mortgage requires. If any provision of this Mortgage is determined to be invalid under law, that fact shall not invalidate any other provision of this Mortgage, but the Mortgage shall be construed as if not containing the particular provision or provisions held to be invalid, and all the rights and obligations of the parties shall be construed and enforced as though the invalid provision did not exist.

DATED AT Vancouver WASHINGTON ON June 1, 19 79

STATE OF WASHINGTON)
) SS
COUNTY OF CLARK)

Susan G. McGlothlin
Susan G. McGlothlin
Kenneth McGlothlin
Kenneth McGlothlin

On this day personally appeared before me Susan G. McGlothlin and Kenneth McGlothlin to me known to be the individuals 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.

WITNESS my hand and official seal this 1 day of June 19 79

Lydia M. Pierce
Notary public in and for the state of Washington, residing at Vancouver