

12

WILL. (A) Compensation and such necessary benefit of charges in connection with any compensation for public use of or injury to all or any part of said property is hereby assigned and shall be paid to mortgagee, which may use, release or apply such money as received by it to the payment of account interest and redemption of principal as provided, without penalty to mortgagee, and mortgagee shall in this connection exercise such further assignments as mortgagee may require. It is understood and agreed that in connection with any settlement, court action or other disposition of an action pertaining to the mortgaged property the same shall be maintained by the mortgagee, or his successors for the benefit of mortgagee and mortgagee will prosecute applied as heretofore and, provided that, from such proceeds it shall be deducted all reasonable costs and attorney's fees derived in maintaining the preservation of the rights of the parties. If mortgagee, or his successors refuse or neglect to protect the interest of the parties, mortgagee may appear in its own name or name of mortgagee in such action and from any amount recovered first deduct all reasonable costs and attorney's fees derived therefrom and apply the balance as above stated. At any time or from time to time without liability therefor, without notice and without releasing or otherwise affecting the liability of any person for payment of any or all such indebtedness or performance of any or all such obligations or accept or release additional security therefor, or subordinate or release the lien or charge thereon as to all or any part of said property, consent to the making of any map or plat thereof, or join in granting any assessment thereon.

IX. Now if the mortgagee shall fail to pay any installment of principal or interest upon this debt, or should the fail to perform satisfactorily any other covenant or condition of this mortgage or of the mortgagee the debt secured hereby, time being ability of the mortgagee, then, at the election of the mortgagee, the whole debt secured hereby shall become immediately due and payable, and this mortgage may be immediately foreclosed, and the property covered by this mortgage may be sold as provided by law; or if the mortgagee shall fail to pay any installment of taxes, special assessments or other governmental levies that may become due or if the mortgagee shall fail to purchase and pay the premium on any policy of insurance, then the mortgagee may pay or advance such sums as may be necessary to pay such taxes, assessments or governmental levies, or such insurance premium, and the amount so paid shall be added to and become a part of the debt secured hereby.

X. The mortgagee further agrees that should there be default in the payment of any installment of principal or interest on said debt, or should he otherwise fail in the debt performance of this contract, and any expense is incurred by the mortgagee in the way of attorney's fees, abstracting, recording, reports, travel, or any other expenses resulting from such default, then such items of expense may be added to and become a part of the debt secured hereby.

XI. The mortgagee further agrees that should the fail to make the payments as herein provided or should he fail to perform any other covenant or condition of this contract, in the case of a foreclosure action he will pay, in addition to the principal and interest then due and in addition to any items of expense above mentioned, such sum as the court may adjudge reasonable as attorney's fees in such foreclosure action.

XII. Further, in case of default, it is agreed that the mortgagee may immediately take possession of the mortgaged property in case it is vacant or, if occupied by a tenant, then the mortgagee may immediately collect and retain any and all a tenant or occupying tenants and may the same upon the debt secured hereby, and this assignment shall be construed and shall have the effect of an assignment of such secured and occupying tenants. Also, in case action is brought to foreclose this mortgage or to collect the debt secured hereby, the mortgagee consents that a receiver may be appointed by the Court without notice to the mortgagee, and the Court is authorized to empower such receiver to take charge of the mortgaged property, to collect and receive rents thereon, or otherwise manage the said property for the protection of the parties during the pendency of such foreclosure action.

XIII. It is further agreed that the covenants and agreements herein contained are joint and several and shall bind upon and bind to the benefit of, the heirs, devisees, legal representatives, or successors in interest of the parties hereto. If more than one person is in the position of mortgagor or if any be of the female sex, the persons and relatives, should each shall be read and applied in the words of the feminine, respectively.

XIV. Further, on the location of the mortgagee's employment, the entire balance of the mortgage may at the option of the mortgagee become immediately due and payable, in accordance with the terms of this contract when.

Witness the hand and seal of the mortgagee at the



STATE OF WASHINGTON
County of

Undersigned personally appeared before me Donald A. Lee, Notary Public, State of Washington, residing at 1011 56 P1515 523, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he executed 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 22 day of June, 1942.

Donald A. Lee
Notary Public in and for the State of Washington, residing at
1011 56 P1515 523

88808

REAL ESTATE MORTGAGE

CLARK COUNTY
SERGES EMPLOYEES CREDIT UNION
P. O. Box 1446 - Tacoma, Washington 98403

Mortgage

STATE OF WASHINGTON
County of Tacoma

Filed for record at the request of mortgagee on June 22, 1942

at Tacoma between CLARK COUNTY and SERGES EMPLOYEES CREDIT UNION

and recorded in Vol. 57 of Mortgages

Page 3 of said County

Witness my hand and official seal this 22 day of June, 1942.

Donald A. Lee
Notary Public in and for the State of Washington, residing at
1011 56 P1515 523

FILED	INDEXED
SERIALIZED	FILED
JUN 22 1942	
TACOMA, WASH.	