

347142
2-5-20-502

REAL PROPERTY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That **JOSEPH H. MORRISON** and **BERTHA E. MORRISON**, husband and wife, hereinafter referred to as "Mortgagor" does by this instrument mortgage unto **REBECCA A. PAULATSON**, a married woman in her separate estate, hereinafter referred to as "Mortgagee", the following described real property situated in Skamania County, State of Washington, to-wit:

TRACT A

A tract of land located in the North half of the Southwest quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian described as follows:
BEGINNING at the Southwest corner of the North half of the Southwest quarter of the Northwest quarter of said Section 20; thence East along the South line of said North half, a distance of 594 feet to the TRUE POINT OF BEGINNING of this description; thence continuing East along said South line, a distance of 198 feet; thence North parallel with the West line of said Southwest quarter of the Northwest quarter, a distance of 660 feet to a point on the North line of the Southwest quarter of the Northwest quarter; thence West along said North line a distance of 198 feet; thence South parallel with the West line of said Southwest quarter of the Northwest quarter, a distance of 660 feet to the true point of beginning.

TRACT B

A tract of land located in the North half of the Southwest quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian described as follows:
BEGINNING at the Southwest corner of the North half of the Southwest quarter of the Northwest quarter; thence East along the South line of said North half, a distance of 192 feet to the TRUE POINT OF BEGINNING of this description; thence continuing East along said South line, a distance of 198 feet; thence North parallel with the West line of said Southwest quarter of the Northwest quarter, a distance of 660 feet to a point on the North line of the Southwest quarter of the Northwest quarter; thence West along said North line, a distance of 198 feet; thence South parallel with the West line of said Southwest quarter of the Northwest quarter, a distance of 660 feet to the true point of beginning.

This mortgage is given to secure the performance of the covenants herein contained, and the payment of the sum of SIX THOUSAND TWO HUNDRED THIRTY THREE & 05/100 \$ 6,233.05, plus interest, according to the terms of one certain promissory note executed by Mortgagor to Mortgagee bearing even date herewith, and secures any extensions or renewals of the same.

The Mortgagor covenants that he is lawfully seized of the property above described in fee simple, and that Mortgagor has the lawful right to mortgage the same as herein provided; that the real property herein described is free of all liens or encumbrances except as may be described above; that Mortgagor will seasonably pay all taxes and municipal or other governmental assessments of every kind and nature hereafter levied on the property during the term of this mortgage; that Mortgagor will use or occupy the property in a lawful manner, will permit or suffer no waste of the same, and will maintain the property and its improvements, if any, in a good state of repair, and Mortgagor covenants in all things concerning the mortgaged premises to manage and protect the same as to preserve rather than to diminish the Mortgagee's security interest therein. In event Mortgagor shall fail to seasonably pay the several sums hereinabove mentioned, or shall otherwise fail or neglect to perform the covenants of this mortgage, then Mortgagee may, at his election, pay any such sums or otherwise perform said covenants,

and any sums so paid or incurred by Mortgagee thereby shall be forthwith repayable by Mortgagor on demand, and any such sums shall likewise be secured by the lien of this mortgage.

Time is of the essence of this mortgage. If Mortgagor shall default in the payment of the sums secured hereby, or shall fail or neglect to perform the several terms and conditions of this mortgage, then all sums secured hereby shall become immediately due and payable at the option of Mortgagee, and the Mortgagee, at his election, may proceed to foreclose this mortgage as provided by law. In event of any such foreclosure action, or in event Mortgagee shall become obligated to institute or defend any suit or action to protect the priority and lien of this mortgage, or to preserve the mortgaged premises, then Mortgagor covenants to pay such sum as the court shall adjudge reasonable as attorney fees in said suit, together with the costs of any such action and the necessary expense of searching public records concerning the mortgaged premises.

ADDITIONAL COVENANTS: Mortgagor covenants that the above described property is not used principally for farming or agricultural purposes.

STATE OF WASHINGTON)
COUNTY OF GRAYSON) ss.

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, DATED BY

Ray C. Smith

OF Grayson, W. Va.

AT 3:30 P. M. July 9, 1979

AND RECORDED IN BOOK 56

OF 2119 AT PAGE 536-7

RECORDS OF GRAYSON COUNTY, W. VA.

UP 4 dd

B. Balcock

NOTARY PUBLIC

IN WITNESS WHEREOF, the Mortgagor has executed this instru-

ment this 19th day of June, 1979.

Robert M. Morson
Robert M. Morson

Bertha P. Morson
Bertha P. Morson

STATE OF WASHINGTON)
County of Clark) ss.

On this day personally appeared before me ROBERT M. MORSON and BERTHA P. MORSON 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.

GIVEN under my hand and official seal this 19th day of June, 1979.

T. Richardson
Notary Public in and for the State
of Washington, residing at Land

JEFFERSON C. MILLER
ATTORNEY AT LAW
202 N.E. 8th AVE.
TALLAHASSEE, FLORIDA 32301