BOOK 56 PAGE 654

89227 SK 11613
~~2-5-31-60-201~~
3-10-21-A-103

# MORTGAGE

The Mortgagors, ROBERT M. LEICHNER AND NANETTE F. LEICHNER, HUSBAND AND WIFE,*****

of Underwood, Washington*********************************************

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

SUPPLEMENTAL SK-11613
DESCRIPTION LEICHNER

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

LOT 1 OF PETE AND AVA GROVE SHORT PLAT OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 TOWNSHIP 3 NORTH, RANGE 10 E.W.M., RECORDED MARCH 28, 1977 IN VOLUME 1 OF SHORT PLATS, PAGE 68A, UNDER AUDITOR'S FILE NO. 83812, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 10 E.W.M., THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER 140.56 FEET, THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 117 FEET, THENCE NORTH 60 DEGREES 00' 00" WEST 159.8 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COOK-UNDERWOOD ROAD (COUNTY ROAD NO. 3041), THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all awnings, window shades, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnace and heating systems, water heaters, burners, 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 FIVE THOUSAND ONE HUNDRED DOLLARS*****************
*********************************************************($ 5100.00*****) Dollars,
with interest thereon, and payable in monthly installments of $ 74.00*********each,
beginning on the 15th day of September, 19 79, and payable on the 15th 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.

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.

This mortgage is subordinate to a prior mortgage dated July 1,1977 Riverview Savings to secure the payment of $ 44,200.00* said prior mortgage being recorded in the office of the Auditor of Skamania County under Auditor's File Number 84391 and that said prior Mortgagor represents and warrants that the present unpaid balance on said prior mortgage does not at this time exceed $ 44,200.00 *** mortgage is not in default in any respect. This second mortgage is made on the express condition that if either the principal or the interest of the debt secured by the prior mortgage is in default, or any of the conditions or covenants of the prior mortgage are broken, the whole sum of principal and interest of the debt secured by this second mortgage shall, at the option of mortgagee, become immediately due and payable and this mortgage may be foreclosed at once.

The Mortgagors hereby (jointly and severally if more than one) covenant and agree with the Mortgagee as follows:

That the Mortgagors have a valid, unincumbered title in fee simple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit no waste or strip of the mortgage premises and will keep the buildings and appurtenances on said property in good state of repair.

That the Mortgagors will pay said promissory note according to its terms. Should the Mortgagors fail to pay any installment of principal or interest provided for in said note, or any sum due under this mortgage or breach of any covenant or agreement herein contained, then the entire debt secured by this mortgage shall, at the election of the Mortgagee, become immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagee may, without waiver of any remedy hereunder for such breach, make full or partial payment thereof, and the amount so paid with interest thereon at 10% per annum shall become immediately payable to the Mortgagee and shall be secured by this mortgage. Any payments made by the Mortgagors upon the indebtedness secured by this mortgage may be applied as the Mortgagee may elect either upon the amount which may be due upon said promissory note or upon any amount which may be due under the provisions of this mortgage.

That the Mortgagors will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgagee may specify to the extent of the full insurable value, in some responsible insurance company or companies satisfactory to the Mortgagee and for the protection of the latter, and that the Mortgagors will cause all insurance policies or copies or certificates thereof to be suitably endorsed and delivered to the Mortgagee, together with receipts showing payment of all premiums due therefor, and that the Mortgagors will keep no insurance on said building other than as stated herein. That it shall be optional with the Mortgagee to name the company or companies and the agents thereof by which the insurance shall be written, and to refuse acceptance of any policy offered, and to surrender and cause to be cancelled any policy which may be received or accepted and to place the insurance or cause the policies to be written, all at the cost, charge and expense of the Mortgagors; but in no event shall the Mortgagee be held responsible for failure to have any insurance written or for any loss or damage growing out of a defect in any policy, or growing out of the failure of any insurance company to pay for any loss or damage insured against. That the Mortgagee is authorized to compromise and settle any claims for insurance, and to receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagee. All such insurance shall contain a cost of replacement endorsement.

That the Mortgagors 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 Mortgagors agree 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 term "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 ~~Camas~~ White Salmon, Washington August 15, , A. D. 1979

AUG 1979 RECEIVED SKAMANIA COUNTY AUDITOR STEVENSON, WASH.

Robert M. Leichner

Nanette F. Leichner

STATE OF WASHINGTON,
County of ~~Clark~~ Klickitat } ss.

On this day personally appeared before me Robert M. Leichner and Nanette F. Leichner, husband and wife**********

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 15th day of August , A. D. 1979

Notary Public in and for the State of Washington
residing at ~~Camas~~ White Salmon, therein.

REGISTERED / INDEXED / MAILED

89227

MORTGAGE

Loan No. 1700075

FROM

ROBERT M. LEICHNER
AND
NANETTE F. LEICHNER

TO

Riverview Savings Association
Camas, Washington

STATE OF WASHINGTON
COUNTY OF SKAMANIA } ss.

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY [illegible] OF [illegible] AT 4:00 P. Aug 17 1979 WAS RECORDED IN BOOK 56 AT PAGE 654 OF Mtg RECORDS OF SKAMANIA COUNTY, WASH.

[illegible]
COUNTY AUDITOR

Mail To:

Riverview Savings Association
Camas, Washington