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SIC-1179

MORTGAGE

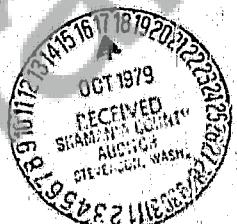
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The Mortgagors, GLEN M. DILLINGHAM AND GEORGIA A. DILLINGHAM, husband and wife
of CARSON, WASHINGTON 98610

Skamania
I hereby mortgage to Riverview Savings Association, a Washington corporation, the following described real property situated in Clark County, State of Washington,
to-wit:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 30 FEET; THENCE NORTH 716.8 FEET; THENCE EAST 417 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE EAST 217.5 FEET; THENCE WEST 50 FEET; THENCE SOUTH 203.5 FEET TO THE TRUE POINT OF BEGINNING.



and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances, and all 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 ovens, cooking ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, gardens and shrubbery, and other like things and fixtures whether now or hereafter belonging to or used in the enjoyment of and occupancy, all of which shall be considered as a part of the realty. The within described mortgaged property is not used principally for agricultural or farming purposes.

This mortgage shall continue in force and exist as security for any and all other advances which may hereafter be made by the Mortgagor to the Mortgagee, 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 loan shall continue in force until payment in full of all principal, interest and all other amounts which may hereafter be made by the Mortgagor to the Mortgagee and shall continue in force and exist until the date of record of the transfer to become owned by the Mortgagee to the Mortgagor.

This mortgage substitution, to commence as of date 9/8/77, Riverview Savings to receive the payment of \$ 37,900.00
and prior mortgage being recorded in the office of the Auditor
Skamania County under Auditor's File Number 88536

The Mortgagor has the option to prepay the principal amount of the Note and pay all and any amounts due under the Note, including interest, at any time and upon written notice to the Lender.

That the Mortgagors have a valid, unencumbered 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 Mortgagor will during the continuance of this mortgage, permit no waste or stop of the mortgage premises and will keep the buildings and appurte-
nances in good repair at all times.

That the Mortgagors will pay said amount in full 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, if then the entire debt secured by this mortgage shall, at the election of the Mortgagors, become immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagors may, without waiver of any remedy hereinafter given for the default, 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 Mortgagors may elect either upon the amount which may be due up to said promissory note or upon any amount which may

be due under the provisions of this instrument.

That the Mortgagors will keep all buildings herein contained insured against loss or damage by fire and such other perils as the Mortgagor may specify to the extent of the full insurable value, in some responsible insurance company or companies, satisfactory to the Mortgagor 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 Mortgagor, together with receipts showing payment of all premiums due thereon, and that the Mortgagors will keep its insurance on said buildings other than as stated herein. That it shall be optional with the Mortgagor to name the company or companies and the agents thereof by which the insurance shall be written, and to refuse acceptance of any policy effected, 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 Mortgagor 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 any loss or damage insured against. That the Mortgagee is authorized to compromise and settle the claims for insurance, and to receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagor. All such insurance shall comprise a cost of replacement endorsement.

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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 Mortgagor monthly budget payments estimated by the Mortgagor 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 Mortgagor 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 Mortgagor as collateral security for full performance of this mortgage and the note secured hereby and the Mortgagor may, at any time, without notice, apply said budget payments upon any summum delinquent upon said note or under the terms of this mortgage.

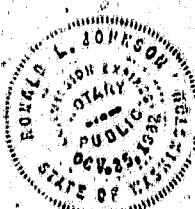
In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagor shall be entitled to recover from the Mortgagor a reasonable attorney fee to be allowed by the court, and the reasonable cost of securing the records and obtaining abstracts of title or title reports for use 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 Mortgagor, and a receiver may be appointed at the Mortgagor'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 terms "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, Washington

October 12, 1979-10



REGISTERED
INDEXED: C.R.
INDIRECT
RECORDED
COMPILED

GLEN M. DILLINGHAM

GEORGE A. DILLINGHAM

STATE OF WASHINGTON,
County of ~~CHAS~~ SKAMANIA

On this day personally appeared before me GLEN M. DILLINGHAM AND GEORGIA A. DILLINGHAM
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, to the uses and purposes therein mentioned.

Given under my hand and official seal this 22 day of October A.D. 1972

Notary Public in and for the State of Washington

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**STATE OF WASHINGTON,
COUNTY OF SPUTAWA.**

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Alta Co. Title Co.

RECORDED IN BOOK 56
AT PAGE 801-802

SULLIVAN COUNTY

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Liverpool Savings Association
Came, Washington