

89741

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SK-11706

MORTGAGE

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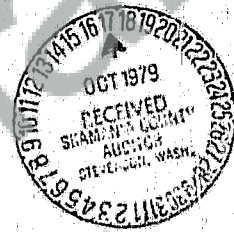
The Mortgagors, GLEN M. DILLINGHAM AND GEORGIA A. DILLINGHAM, husband and wife
of CARSON, WASHINGTON 98610

Skamania

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 stoves, cooking ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, gardens and shrubbery, and all like things and matters, and other fixtures whether now or hereafter belonging to or used in the enjoyment of and necessary, all of which shall be considered a part of the realty. The within described mortgaged property is not used primarily for agricultural or farming purposes.

All to secure the payment of the sum of *****FIVE THOUSAND AND NO/100***** \$ 5,000.00 Dollars.
with interest thereon, and payable in monthly installments of \$ 71.74 each, Month
beginning on the 15th day of May 1979, and payable on the 15 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 Mortgages to the Mortgages, and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the Mortgages to the Mortgages.

This mortgage lien shall continue in force and exist as security for any and all other advances which may hereafter be made by the Mortgages to the Mortgages and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the Mortgages to the Mortgages.

This mortgage is subordinate to any mortgage recorded on 9/8/77 in Riverview Savings to secure the payment of \$ 37,900.00 and prior mortgage being recorded in the Skamania County under Auditor's File Number 88536

Mortgagor represents and warrants that this is a first mortgage and no other mortgage does not as of the time of this mortgage is not in default as to its payment. The entire mortgage is made on the express condition that if either the principal or interest of the debt secured by the prior mortgage is in default, or if the principal or interest of the prior mortgage are broken, the whole sum of principal and interest of the debt secured by this mortgage shall become immediately due and payable and this mortgage may be foreclosed at once. The Mortgages hereby jointly and severally warrant, covenant, and agree with the Mortgages as follows:

That the Mortgages 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 Mortgages 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 and safe repair.

That the Mortgages will pay said promissory note according to its terms. Should the Mortgages 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 Mortgages, become immediately due and payable. Should the Mortgages fail to pay any sum which they are required to pay, the Mortgages 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 Mortgages and shall be secured by this mortgage. Any payments made by the Mortgages upon the indebtedness secured by this mortgage may be applied as the Mortgages may elect either upon the amount which may be due up in said promissory note or upon any amount which may be due under the provisions of this mortgage.

That the Mortgages will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgages may specify to the extent of the full insurable value, in some responsible insurance company or companies, satisfactory to the Mortgages and for the protection of the latter, and that the Mortgages will cause all insurance policies or copies or certificates thereof to be suitably endorsed and delivered to the Mortgages, together with receipts showing payment of all premiums due therefor, and that the Mortgages will keep up insurance on said buildings other than as stated herein. That it shall be optional with the Mortgages 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 Mortgages; but in no event shall the Mortgages 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 Mortgages are authorized to compromise and settle any claims for insurance, and to receipt therefor on behalf both of the Mortgages and their assigns and the Mortgages. All such insurance shall contain 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 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.

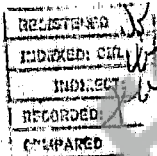
In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagee shall be entitled to recover from the Mortgagors a reasonable attorney fee to be allowed by the court, and the reasonable cost of securing the records and obtaining abstracts of title or title reports for use 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 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 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



GLEN M. DILLINGHAM

GEORGIA A. DILLINGHAM

STATE OF WASHINGTON,
County of CLATSOP

ss.

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 12 day of October, A. D. 1979

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

MORTGAGE

Loan No. #89741

FROM

Glen M. Dillingham
et al

TO

Riverview Savings Association

Camas, Washington

STATE OF WASHINGTON
COUNTY OF CLATSOP

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY

Edna Co. Title Co.

AT 1:30 P.M. Oct 17, 1979

WAS RECORDED IN BOOK 56

AT PAGE 801-802

RECORDS OF CLATSOP COUNTY, WASH.

Notary Public

DEPUTY

Mail To

Riverview Savings Association

Camas, Washington