

89752
SK11709
3-10-21-A-103

MORTGAGE

BOOK 56 PAGE 816

The Mortgagors, **ROBERT M. LEICHER AND NAHETTE F. LEICHER, HUSBAND AND WIFE,*******
of **UNDERWOOD, WASHINGTON*******

Hereby mortgage to Riverview Savings Association, a Washington corporation, the following described real property **Skamania**
to-wit: **Skamania County, State of Washington.**

SUPPLEMENTAL SK-11613
DESCRIPTION LEICHER

and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all awnings, windows, shades, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, heating and watering apparatus, furnace and heating systems, water heating, burners, fuel storage bins and tanks and irrigation systems and all built-in fixtures, such as cooking ranges, refrigerators, dishwashers and freezers, 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 considered as part of the realty. The within described mortgaged property is not used primarily for agricultural or farming purposes.

And to be the purpose of the sum of **SIX THOUSAND SIX HUNDRED DOLLARS AND NO/100******* \$6600.00*****

with interest thereon and payable in monthly installments of **\$4.70******* each, beginning on the **15th** day of **September**, 19**69**, and payable on the **15th** day of each month thereafter, according to the terms and conditions of the promissory note hereto attached.

The mortgagors have paid advance on the principal security money for any and all other advances which may hereafter be made by the Mortgagee to the Mortgagors, and all other monies due and exist as security for any debt, use, or obligation to the Mortgagee by the Mortgagors.

The mortgagors hereby covenant and warrant to have this mortgage and agree with the Mortgagee as follows:

That the mortgagors have a valid, unimpaired title to the above described premises and are warrant and further defend the same against the lawful claims and demands of all persons whatsoever.

That the mortgagors will during the term of this mortgage, protect the same by deed of the mortgaged premises, and will keep the buildings and appurtenances in good repair, in good state of repair.

That the mortgagors will pay said principal and interest according to its terms, should the mortgagors fail to pay any installment of principal or interest provided for in said promissory note 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. In said the mortgagors the whole amount which they are required to pay, the Mortgagee may, without notice 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 on the indebtedness secured by this mortgage may be applied as the Mortgagee may elect either upon the amount which may be due on said promissory note or upon any amount which may be due under the provisions of this mortgage.

That the mortgagors will keep an fireproof, burglar continuously insured against loss or damage by fire and such other hazards as the Mortgagee may specify to the extent of the amount due hereunder, 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 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 mortgagors 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.

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 terms "mortgagors" occur herein it shall mean "mortgagor" when only one person executed this document, and the liability hereunder shall be joint and several.

White Salmon, Dated at ~~XXXX~~ Washington, October 16, 1979 A.D. 1979

Robert M. Lechner
Robert M. Lechner

Nanette F. Lechner
Nanette F. Lechner

STATE OF WASHINGTON,
County of ~~XXXX~~ Skamania

On this day personally appeared before me ROBERT M. LEICHTNER & NANETTE F. LEICHTNER, husband and wife, *****
to me known to be the individual 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 _____ day of _____, A.D.

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

White Salmon

89752

MORTGAGE

Loan No. 1700079

FROM

ROBERT M. LEICHTNER
AND
NANETTE F. LEICHTNER

TO

Riverview Savings Association

Camas, Washington

STATE OF WASHINGTON
COUNTY OF SKAMANIA

FILED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SKAMANIA COUNTY, WASHINGTON

INSTRUMENT OF DEED, FILED BY *Wm. G. Little Co.*

OF *Skamania Co.*

AT 12:00 A.M. 10-18-79

WAS RECORDED IN BOOK 576

OF *Page 816*

RECORDS OF SKAMANIA COUNTY, WASH.

Wm. G. Little Co.

BY *E. M. M. M.*

CLERK OF SUPERIOR COURT

WHITE SALMON, WASH.

REGISTERED	INDEXED	RECORDED	COMPLETED	FILED

Mail To

Riverview Savings Association
Camas, Washington