

SK 11709
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 County, State of Washington,**
to-wit:

SUPPLEMENTAL SK-11613
DESCRIPTION LEICHERS



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

For the purpose of the amount **SIX THOUSAND SIX HUNDRED DOLLARS AND NO/100 ******* **6600.00 ******* dollars, with interest thereon and due on the 15th day of each month of **94.70 ******* each,

beginning on the 15th day of September, 1977, and payable on the 15th day of each month thereafter, according to the terms and conditions of the promissory note attached hereto, to-wit:

The mortgagors hereby covenant to pay to the mortgagee the principal and all other advances which may hereafter be made by the mortgagee to the mortgagors under the terms and conditions of the promissory note attached hereto, and to pay to the mortgagee the interest thereon.

The mortgagors hereby covenant and warrant to pay the principal and interest and to pay to the mortgagee as follows:

That the mortgagors have a valid, unencumbered title to the above described premises and will warrant and forever defend the same against the lawful claims and demands of all persons claiming thereon.

That the mortgagors will during the term of this mortgage, defend and hold the mortgagee harmless from all claims, suits and actions, and will keep the mortgagee indemnified and hold him harmless in and from all such claims, suits and actions.

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

That the mortgagors will keep an fireproof building 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 an 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.

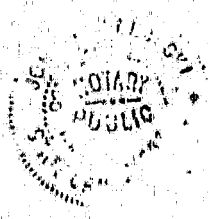
And it is further covenanted and agreed that the owner and holder of this mortgage and of the promissory note secured hereby shall have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of time for payment of all or any part thereof, without in any 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, ~~XXXX~~ Washington, October 16, 1979 . A.D. 1979

Robert M. Leichner
Robert M. Leichner

Nanette F. Leichner
Nanette F. Leichner



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(s) 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

REGISTERED	INDEXED
FILED	RECORDED
SEARCHED	INDEXED
COMPILED	INDEXED
MAILED	INDEXED

89752

MORTGAGE

Loan No. 1700079
FROM
ROBERT M. LEICHTNER
AND
NANETTE F. LEICHTNER
TO
Riverview Savings Association
Camas, Washington

INSTRUMENT IDENTIFIED BY THE WITHIN
COUNTY OF SKAMANIA
AT 12:00 A.M. 10-18-1979
WAS RECORDED IN BOOK 576
OF 1114 AT PAGE 816
RECORDS OF SKAMANIA COUNTY, WASH.
BY *[Signature]* CLINTY ALBATOR
NOTARY

Mail To
Riverview Savings Association
Camas, Washington