

89839



CONSUMER LOAN DIVISION (M. H. Mortgage)

SK11487 2-5-8801

Filed for Record or Request of

REGISTERED
INDEXED: DIR. 8
INDIRECT: 7
RECORDED:
COMPARED:
MAILED:

BOOK 56 PAGE 847
 COUNTY OF SKAMANIA RECORDER'S USE
 I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY M. Postle, Co. OF Skamania, Wa. AT 1:00 P.M. 10/29 1979 WAS RECORDED IN BOOK 56 OF Mt. Gal AT PAGE 847 RECORDS OF SKAMANIA COUNTY, WASH.
S.P. Todd COUNTY AUDITOR
E. Neafsey

NAME WASHINGTON MUTUAL SAVINGS BANK
 ADDRESS P. O. Box 1090
 CITY AND STATE VANCOUVER, WASHINGTON 98666

MORTGAGE

89839

THE MORTGAGORS, **EUGENIA A. MAULDIN AND JIMMY R. MAULDIN**

hereby mortgage to WASHINGTON MUTUAL SAVINGS BANK ("the mortgagee") the following described real property situated in Skamania County, State of Washington, and all interest or estate therein that the mortgagors may hereafter acquire, together with the income, rents and profits therefrom: Per attached

together with all plumbing, lighting, air conditioning and heating (including oil and gas burner) apparatus and equipment now or hereafter installed in said premises including but not limited to that certain 1978 Hillcrest make mobile home, Model 24 X 52, Serial No. 0291-0488L, and all personal property which is now or may hereafter be attached to, located in, or used or intended to be used in connection therewith, all of which at the option of the mortgagee shall be considered either personally or part of the realty.

This mortgage is given as security for the payment of Twenty Six Thousand Six Hundred Fifty Six and no/100 (\$ 26,656.00), with interest, according to the terms of a promissory note of even date herewith executed by the mortgagors to the order of the mortgagee and to secure any sums the mortgagee may advance or expenses it may incur hereunder or otherwise to protect or realize upon the property, including the above-described mobile home and related property, or under a security agreement of even date herewith wherein the mortgagors gave the mortgagee a security interest in said mobile home and related property.

The mortgagors covenant with the mortgagee as follows:

A. (Check applicable line below)

- That they are the owners in fee simple of all the above described property and that the same is unencumbered, except by the above-described security agreement held by the mortgagee, and the contract purchase of the above-described real property, which is encumbered only by a prior mortgage or trust deed.
- That they are the owners of the above-described mobile home, which is unencumbered except by the above-described security agreement held by the mortgagee, and the contract purchase of the above-described real property which is otherwise unencumbered.

DESCRIPTION SK-11487

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

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 5, F.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER SECTION MONUMENT COMMON TO SECTIONS 31 & 32 THENCE NORTH 3°10'52" WEST A DISTANCE OF 660 FEET; THENCE SOUTH 89°16'38" EAST A DISTANCE OF 488.24 FEET; THENCE SOUTH 00°43'22" WEST A DISTANCE OF 1135.00 FEET MORE OR LESS, TO THE CENTER LINE OF COUNTY ROAD #11070, REFERRED TO AS BUHMAN ROAD; THENCE NORTHWESTERLY ALONG THE ARC OF A 173.53 RADIUS CURVE TO THE RIGHT A DISTANCE OF 35.78 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°27'52" WEST A DISTANCE OF 158.98 FEET TO THE POINT OF CURVATURE OF A 1259.05 RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE FOR A ARC DISTANCE OF 317.58 FEET; THENCE NORTH 64°17'22" WEST A DISTANCE OF 100.40 ; THENCE NORTH 3°10'52" WEST 85.5 FEET TO THE POINT OF BEGINNING.

B. that the property mortgaged hereby is not used principally or primarily for agricultural or farming purposes;
C. that they will, during the continuance of this mortgage permit no waste of the premises, will pay before delinquent all lawful taxes and assessments upon the mortgaged property and upon this mortgage or upon the money or debt secured hereby, and will keep the property free and clear of all other encumbrances impairing the mortgagee's security, and will timely comply with all the terms, covenants and conditions of the above-described security agreement; and of any prior contract, mortgage or trust deed.

Should the mortgagors fail to keep any of the foregoing covenants, or any of the covenants of the above-described security agreement, or any of the covenants of any prior contract, mortgage or trust deed, then the mortgagee may perform them, without waiving any other right or remedy given for any such breach; and all expenditures in that behalf shall be secured by this mortgage and bear interest at the rate of twelve per cent (12%) per annum and be repayable by the mortgagors on demand.

In case of default in the payment of any installment of said debt, or of a breach of any of the covenants herein contained, or contained in the above-described security agreement or contained in any prior contract, mortgage or trust deed, then the entire debt hereby secured may, at the mortgagee's option, be declared due and this mortgage may be foreclosed. Mortgagors agree that in the event of a default hereunder or under the above-described security agreement for which this mortgage might be foreclosed, the Mortgagee at its option may elect to treat the mobile home and some or all of the related property as personally and realize thereon pursuant to the security agreement, or may elect to treat the mobile home and some or all of the related property as realty and realize thereon hereunder, or may proceed under the security agreement with respect to part of the collateral and hereunder with respect to other parts, or may proceed concurrently under both, or under any combination of the foregoing, or may exercise any other right or remedy available at law or in equity; and may enter into possession of the above-described property and take such other action as it may deem appropriate to collect the rents and profits thereof and apply same to any sum secured hereby in such order as it may elect. The parties agree that the reference herein to the mobile home shall not be determinative of whether or not it is a part of the real estate but that the mobile home may at the option of the Bank be treated and dealt with and realized upon as personal property.

If any question should arise as to whether all or part of the above-described property is realty or personally, the Bank may, at its option, treat all of said property as realty and commence an action to foreclose this mortgage whereupon all persons having or claiming interests in all or part thereof shall have all the rights provided by law incident to the foreclosure of real property mortgages.

The mortgagors shall pay the mortgagee a reasonable sum as attorney's fees in any suit that may be lawfully brought for the foreclosure of this mortgage and in any suit which the mortgagee, to protect the lien hereon, is obliged to prosecute or defend; and shall pay such reasonable cost of searching records and abstracting the same as may necessarily be incurred in foreclosing this mortgage or protecting the same, which sums shall be secured hereby and may be included in the debt of foreclosure. Upon bringing action to foreclose this mortgage or at any time while such proceeding is pending, the mortgagee may apply for and secure the appointment of a receiver for the mortgaged property or any part thereof, and the income, rents and profits therefrom.

DATED at Vancouver, Washington, April 27, 1979

EUGENIA A. MAULDIN

JIMMY R. MAULDIN

STATE OF WASHINGTON

County of Clark

THIS IS TO CERTIFY that on this 27 day of April, 1979, before me, the undersigned, a notary public in and for the state of Washington, duly commissioned and sworn, personally appeared Eugenia A. Mauldin and Jimmy R. Mauldin to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary public in and for the state of Washington, residing at Vancouver

