

WILSON

MORTGAGE

JAMES LARSEN AND HEDREN LARSEN

THE MORTGAGOR

WILFRED CORGE BANK

FOR VALUE RECEIVED, James Larsen and Hedren Larsen, to whom hereinafter referred,

USA, whose address is the Immaculate Laundry and 03/100, INDIANAPOLIS, IND., 46203,
do hereby mortgage unto WILFRED CORGE BANK, whose address is 100 N. Meridian Street, Indianapolis, Indiana, 46204, all of the property described below, to secure payment of one or
more successive sums of money required by the mortgagee to secure the payment of such indebtedness, which may be
borrowed from time to time by the mortgagor for the purpose of purchasing, renovating, improving, adding, or using for developing the
mortgaged property, or for any other purpose whatsoever, the following described real property, and all interest
in such property and its rents, issues and reverses, together with the income, rents and profits therefrom situated in the
County of Skamania, State of Washington, to-wit:

ALL THAT LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE
WILLAMETTE MERIDIAN, LYING SOUTH OF THE UNITED STATES
HIGHWAY NO. 830, ALSO KNOWN AS THE EVERGREEN STATE HIGHWAY
WHICH SOUTH LINE OF SAID HIGHWAY SHALL BE THE NORTH BOUNDARY
LINE OF THE PROPERTY HEREIN DESCRIBED AND BETWEEN SAID
SOUTH LINE OF THE SAID HIGHWAY AND THE NORTH LINE OF THE
S.P. & S. RAILROAD COMPANY RIGHT OF WAY NOW KNOWN AS THE
BURLINGTON-NORTHERN RAILROAD.

together with the appurtenances thereto, attachments, tenements and hereditaments belonging or pertaining thereto, including all trees and shrubs, all owned fixtures, ranch, lawns, irrigation and other house service equipment, venetian blinds, window shades and all plumbing, heating (including furnace, cooling, ventilating, elevators) and watering apparatus and all fixtures now or hereafter belonging to or used in connection with this property, all of which shall be construed as part of the realty.

The mortgagor covenants and agrees with the mortgagee as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it, that the property is free from all liens and encumbrances of every kind; that he will keep the property free from any encumbrances prior to this mortgage or the date thereby accrued, at least ten days before delinquency, and will immediately deliver proper receipts therefor to the mortgagee, that he will not permit waste of the property; that he will keep all buildings now or hereafter placed on the property in good order and repair and unceasingly housed against loss or damage by fire to the extent of the full insurable value thereof in a company reasonable and approved by the mortgagee and fit the mortgagee's benefit, and will deliver to the mortgagee the policies, and renewals thereof at least five days before expiration of the old policies.

The mortgagee agrees that if the mortgage indebtedness is evidenced by more than one note, the mortgagee may credit payments received by it upon any of said notes, or part of any payment on one note and part on another, as the mortgagee may elect. The mortgagee reserves the right to refuse payments in excess of those specified in the note agreement or payment of the debt in whole, unless otherwise provided in the note or notes given with this mortgage.

The mortgagor shall remove or alter any of the structures on the mortgaged premises without consent of the mortgagee; all improvements placed thereon shall become a part of the real property mortgaged herein.

Should the mortgagor pay any part of a debt, and any amount over and above the amount due on demand, of any of the covenants, of the property, and payment of taxes, the mortgagor on demand, may apply the same to the payment of any of the remaining debts, and so long as the same remain unpaid, the mortgagor may do so at any time.

Should the mortgagor fail to pay any of the taxes, or any other amount due on the property, the mortgagee may apply the same to the payment of any of the remaining debts, and so long as the same remain unpaid, the mortgagor may do so at any time.

In any action to collect any charge growing out of the debt hereby secured, or any act which is taken to protect the unimpaired priority of the lien hereof, the mortgagor agrees to pay a reasonable attorney's fee and expenses in connection with such suit, and also reasonable costs of advertising, storage, and removal of goods hereby secured, and included in any decree of foreclosure.

Upon bringing action to foreclose this mortgage or at any time that such proceeding is pending, the mortgagor waives the appointment of a receiver for the mortgaged property or any part thereof, and the mortgagee hereby consents that in any action brought to foreclose this mortgage, a deficiency in the balance of debt remaining after the application of the proceeds of the mortgaged property.

Dated at Bingen this 30 day of July 1980 10 00

STATE OF WASHINGTON
County of Skamania

I, the undersigned, a native of and for the State of Washington, hereby certify that on this 30 day of

July 1980, I have read the foregoing instrument and acknowledge that they

contain my true intent and who executed the foregoing instrument and acknowledge that they
signed and delivered the same in the presence of each other.

CORNELIA LARSEN AND JAMES LARSEN, husband and wife

WILFRED CORGE BANK, Trustee