MORTGAGE

THE MORTGAGOR is WALTER D. SAUNDERS and SHIRLEY J. SAUNDERS, Husband and Wife

MORTGAGE to COLONIAL CREDIT BANK

a corporation, hereinafter called the mortgagee, to secure payment of:

Six Thousand Four Hundred Eighty-seven and 20/100 ---------- DOLLARS ($6,487.20)

in legal money of the United States of America, together with interest thereon according to the terms and conditions of one or more promissory notes now or hereafter executed by the mortgagor and to secure the payment of such additional money as may be loaned hereafter by the mortgagee to the mortgagor for the purpose of repairing, improving, or otherwise building on or improving the mortgaged property, or any part hereof, or for any other purpose whatsoever, the following described real property, and all interest in that property that the mortgagor may hereafter acquire, together with the income, rents and profits therefrom, situated in the County of Skamania, State of Washington, to wit:

A tract of land located in the Jos. Robins D.L.C., described as follows:
Beginning at the southeast corner of the Gomer Johnson tract as recorded in deed recorded at page 419 of Book U of Deeds, Records of Skamania County, Washington, said corner being 1010 feet west of the corner common to Sections 26, 27, 34 and 35, Township 3 North, Range 8 E.W.M., thence west 89.2 feet; thence north 55 degree 31' west along the northerly right of way line of State Highway No. 8 as the same was located on February 21, 1946, a distance of 255.6 feet to the initial point of the tract hereby described; thence from said initial point north 73 degree 53" east 92.8 feet; thence north 18 degree 25' east 141.5 feet; thence north 11 degree 43' west 231.8 feet; thence north 05 degree 06' east 140 feet to a point 682 feet north of the south line of said Section 27; thence west 396 feet to the west line of the said Gomer Johnson tract; thence south to the northerly right of way line of said State Highway No. 8 as aforesaid; thence westerly along the northerly right of way line of the said State Highway No. 8 to the initial point.

together with the appurtenances, fixtures, attachments, tenements and hereditaments belonging to or appertaining thereto, including all trees and shrubs, all awnings, screens, mantels, linoleum, refrigerators and other house service equipment, venetian blinds, window shades and all plumbing, lighting, heating (including oil burner), cooling, ventilating, elevating and watering apparatus and all fixtures now or hereafter belonging to or used in connection with the property, all of which shall be considered 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; that he will pay all taxes and assessments levied or imposed on the property and/or on this mortgage or the debt thereby secured, 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 insured against loss or damage by fire to the extent of the full insurable value thereof in a company acceptable and approved by the mortgagee and for 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 mortgagor 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 not remove or alter any of the [illegible] on the mortgaged premises without consent of the mortgagee; all improvements placed thereon shall become a part of the property mortgaged herein.

Should the mortgagor default in any of the foregoing [illegible] or agreements, then the mortgagee may perform the same and may pay any part or all of principal and interest of any [illegible] encumbrances or of insurance premiums or other charges incurred hereby, and any amounts so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgagor on demand, and shall also be secured by this [illegible] without waiver or any right or other remedy arising from breach of any of the covenants hereof. The mortgagee shall [illegible] judge of the validity of any lien, assessment or lien asserted against the property, and payment thereof by the mortgagee [illegible] shall be the right to receive the amount so paid with interest.

Time is of the essence hereof, and if default [illegible] the payment of any of the sums hereby secured or in the performance of any of the covenants or agreements herein contained, or in any such case the remainder of unpaid principal, with accrued interest and all other indebtedness hereby secured, [illegible] the election of the mortgagee become immediately due without notice, and this mortgage shall be foreclosed.

In any action to foreclose this mortgage or to [illegible] any charge growing out of the debt hereby secured, or any suit which the mortgagee may be obliged to defend to protect the impaired priority of the lien hereof, the mortgagor agrees to pay a reasonable sum as attorney's fee and all costs and expenses in connection with such suit, and also reasonable cost of searching records, title company costs, which sums shall be secured hereby and included in any decree of foreclosure.

Upon bringing action to foreclose this mortgage or at any time which such proceeding is pending, the mortgagee, without notice, 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. The mortgagor hereby consents that in any action brought to foreclose this mortgage, a deficiency judgment may be taken for any balance of debt remaining after the application of the proceeds of the mortgaged property.

Dated at Stevenson this 17 day of March, 19 81

Walter D. Saunders (SEAL)

Shirley J. Saunders (SEAL)

STATE OF WASHINGTON, } ss
County of Skamania }

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 17 day of March 1981, personally appeared before me

WALTER D. SAUNDERS and SHIRLEY J. SAUNDERS, Husband and Wife

to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged that they signed and delivered 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 and year last above written.

Notary Public in and for the State of Washington, residing at Stevenson

RECEIVED SKAMANIA COUNTY AUDITOR MAR 18 1981