

Satisfied

Pg 378 BK L
3-1-13

Kemp to Bank of Stevenson.

This Indenture made this 2nd day of June 1909 between Lewis J. Kemp and Jessie M. Kemp his wife, of Table Rock County of Skamania State of Washington, herein called the Mortgagors and Bank of Stevenson a corporation of Stevenson County of Skamania State of Washington, herein called the Mortgagee, Witnesseth: That the Mortgagors in consideration of the loan hereinafter mentioned do hereby grant, convey and warrant unto the Mortgagee and to the heirs, successors and assigns of the Mortgagee forever, the following described real estate situate in the Town of Stevenson County of Skamania State of Washington:

Commencing at the Northeast corner of Lot Nine (9) in Section One (1) Township two (2) North of Range seven (7) East of W.M., and running thence South two hundred nine (209) feet, thence West one hundred four and one half (104½) feet, thence North two hundred nine (209) Feet, thence East one hundred four and one half (104½) feet to place of beginning, together with all improvements and appurtenance whatsoever now or hereafter upon or appurtenant thereto also all homestead and exemption rights and interest whatsoever now held or which may be hereafter acquired in or attached to said real estate and also all possession use rents issues and profits of said estate accruing after any default hereunder.

This conveyance is intended as a mortgage of all and singular the above described property to secure the payment of a loan for eight hundred dollars according to the tenor and effect of one promissory note bearing even date herewith numbered----- made by Lewis J. Kemp and Jessie M. Kemp to the order of said Mortgagee with interest on said note at ten per cent per ~~annum~~ annum, payable semi-annually in U.S. Gold coin of or equivalent to the present standard.

This conveyance is also intended in like manner to secure all costs, attorneys fees, insurance and advances which shall properly accrue, be allowed or made hereunder, together with interest thereon as herein provided and also to secure performances of all the agreements herein contained.

If said note and interest thereon shall be paid according as provided herein and if all the agreements herein contained shall be kept and performed, then these presents shall be void, but other wise shall remain in full force and effect. The Mortgagor hereby agrees (until full satisfaction of this mortgage) To pay all taxes and assessments upon said property or upon this mortgage or upon the note or indebtedness thereon at least ten days before delinquency and also to pay all liens upon said property for labor or material within thirty days after the same shall be filed. To keep all buildings upon said premises insured against fire to the extent of eight hundred dollars in a company acceptable to and for the benefit of the Mortgagee and to deliver the policies or renewals therefor to the Mortgagee. That if default be made in any payment or agreement hereunder, the Mortgagee or any holder of any note secured hereby, may make advances therefor. The Mortgagee or any holder of any note secured hereby may also take any action and make any advances and pay settle compromise or litigate any lien or claim whatsoever as in its or their discretion may seem necessary for the protection of said property or of any indebtedness secured hereby. All advances for any of said purposes with interest thereon at 10 per cent per annum shall become part of the indebtedness secured hereby without waiver of any right before any application upon the notes secured hereby. That if default be made in the payment of any interest or principal as they severally become due or in the performance of any agreement of this mortgage then the note secured hereby shall at the election of the holder thereof, become immediately due and payable without demand or notice and this mortgage may then be foreclosed according to law and a receiver for said property with usual powers may be appointed without notice forthwith upon the filing of the complaint or at any time thereafter. That in any foreclosure of this mortgage or action therefor, the Mortgagor will pay (in addition to the costs and fees allowed by statute) the sum of fifty dollars as attorneys fees for the benefit of the plaintiff which shall be a lien on said property due and payable when action is commenced and enforceable in such action. That in any foreclosure of this mortgage the Mortgagee shall