

MORTGAGE.

THE MORTGAGORS, Maggie E. Hamilton and E. C. Hamilton, wife and husband, of Stevenson, Washington, hereby mortgage to THE STATE BUILDING AND LOAN ASSOCIATION, a corporation organized under the laws of the State of Washington and having its chief place of business in the City of Tacoma, hereinafter called the mortgagee, the following described real property, to-wit: A certain tract of land beginning at the northwest corner of Henry Shepard's D.L.C. and the most northerly point of lot six, Stevenson, Park Addition to the town of Stevenson; thence West forty seven feet more or less, to the East line of Kanaka Creek Road; thence following the East line of Kanaka Creek Road three hundred feet, more or less, to a point on the west line of lot five of Stevenson Park Addition, where the East side of Kanaka Creek Road intersects the West line of the Henry Shepard's D.L.C.; thence North 291.3 feet, more or less, to the point of beginning. Said land being located in Lot two section 36, Township 3 North, Range 7 East, W.M. Lot numbered six of Stevenson Park Addition according to the official plat thereof on file and of record in the office of the County Auditor of Skamania County, Washington; Also a strip of land in the west end of lot five of said Stevenson Park Addition bounded as follows: Commencing at the southwest corner of said lot six, thence east 228.1 feet more or less, to the East side of Kanaka Creek Road and the West line of said lot 5; thence following the west side of said Lot 5 Northerly to the place of beginning. situate in the County of Skamania, State of Washington, and all interest or estate therein that the mortgagors may hereafter acquire, to secure the payment of the sum of Five Hundred ninety nine and 76/100 (\$599.76) Dollars, in Seventy two equal monthly installments of eight and 33/100 (\$8.33) Dollars beginning on the 10th day of August 1916, and payable on the 10th day of each month thereafter. Said debt is evidenced by a promissory note signed by the mortgagors, dated the 17th day of July, 1916, payable in the manner and at the times therein set out.

The mortgagors covenant with the mortgagee as follows: That they are the owners in fee simple of all the above described real estate, and that all of the same is unincumbered; that they will, during the continuance of this mortgage, permit no waste of said premises; pay before delinquency all lawful taxes and assessments upon said lands and keep the same free from all other encumbrances which impair the mortgagee's security; keep the buildings thereon in good repair and continuously insured by some responsible insurance company or companies to be designated by the mortgagee for at least seven hundred and fifty Dollars, for the mortgagee's protection, and cause all insurance policies to be endorsed and delivered to the mortgagee.

Should the mortgagors fail to keep any of the foregoing covenants, then the mortgagee may perform them, without waiving any other right or remedy herein given for any such breach; and all expenditures in that behalf shall be secured by this mortgage and bear interest at the rate of ten per cent. 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, then the entire debt hereby secured shall at the mortgagee's option, become immediately due without notice, and this mortgage may be foreclosed. Any instalment not paid when due shall bear interest at the rate of ten per cent. per annum until paid and shall be secured hereby.

The Mortgagors shall pay the mortgagee a reasonable sum as attorneys 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 hereof, is obliged to defend; and shall pay such reasonable cost of searching records and abstracting the same as may necessarily

Satisfied
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