

JOHNSON TO THE STATE BUILDING AND LOAN ASSOCIATION.

THE MORTGAGORS, Gustaf Johnson and Amelia Johnson, his wife, 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:-

Commencing at a point 542.2 feet South of the rock marking the intersection with the west line of the Shepherd Donation Land Claim and the North line of Section 1, Township 2 North of Range 7 East of the Willamette meridian, said point being the intersection of the North line of State Road #8, thence West along the North line of State road #8, six hundred ten feet to place of beginning of tract to be conveyed, thence north ~~one~~ ^{ten} one hundred (110) feet, thence east three hundred two and two tenths (302.2) feet thence north one hundred sixty eight (168) feet; thence west three three hundred twelve and two tenths (312.2) feet, to the east line of the John Baughman tract, thence south one hundred eighteen (118) feet, west eleven (11) feet, south fifty (50) feet, west, west fifty two (52) feet, south one hundred feet east seventy-four feet to the place of Beginning, containing one and one fourth (1.25) acres, more or less," 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 Twelve hundred thirty seven and 44/100 (\$1237.44) Dollars in Ninety-six equal monthly installments of Twelve and 89/100 (12.89) Dollars, beginning on the 10th day of November, 1917, and payable on the 10th day of each month thereafter.

Said debt is evidenced by a promissory note signed by the mortgagors, dated the 25th day of October, 1917, 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 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 of all incumbrances 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 Eight hundred fifty Dollars, for the mortgage'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 installment 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 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 hereof, is obliged to defend; and shall pay such reasonable cost of searching records and abstracting the same as may necessarily be incurred in foreclosing this mortgage or defending the same; which sum shall be secured hereby and may be included in the decree of foreclosure.

The mortgagors consent to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale of said property.

Satisfied
Bk P
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Partial Release Recorded Aug 16-1919 Book 10
Page 176 Cady P. Michael Auditor by Nell A. Michael Deputy

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