

BAUGHMAN to THE STATE BUILDING AND LOAN ASSOCIATION.

THE MORTGAGORS, John D. Baughman and Edith Baughman, 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 thirty (30) feet South and 620 feet West, of a rock marking the intersection of the West line of the HENRY SHEPARD Donation Land claim and the North line of Sec. 1, Twp. 2 North of Range, 7 East of Willamette Meridian, in Skamania County Washington, and running thence West 184.5 feet, thence South 236 feet, thence East 184.5 feet and thence North 236 feet to place of beginning and COMMENCING at a rock marking the intersection of the West line of the Henry Shepard Donation Land Claim, and the North line of Section one, Twp. 2, North of Range seven East of W.M., thence South 30 feet West 620 feet, South 236 feet to a place of beginning, from thence running South 118 feet, thence West 11 feet, thence South 50 feet; thence West 173.5 feet; thence North 168 feet; thence East 184.5 feet to place of beginning, said two tracts or parcels of land containing together one and 11/16 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 Six hundred-sixty-six and 72/100 ~~(\$666.72)~~ (\$666.72) Dollars, in Seventy-two equal monthly instalments of Nine and 26/100 (\$9.26) Dollars, beginning on the 10th day of May, 1918, and payable on the 10th day of each month thereafter. Said debt is evidenced by a promissory note signed by the mortgagors, dated the 4th day of April, 1918, payable in the manner and at the time 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 assessments upon said lands and keep the same free of all other encumbrances which impair the mortgagee's security; keep the buildings thereon in good repair and continuously by some responsible insurance company or companies to be designated by the mortgagee for at least Five Hundred 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 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~~ in which the mortgagee, to protect the loan hereof, is obliged to defend; and shall pay such reasonable costs of searching records and abstracting the same as may necessarily be incurred in foreclosing this mortgage or defending the same; which sums shall be secured hereby and may be included in the decree of foreclosure.

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

Dated at Tacoma, Washington.

April, 4th, 1918.

Attested
Bk P
Pg 398