

S. T. COMBS ET UX TO UNITED STATES SAVINGS AND  
LOAN SOCIETY

M O R T G A G E

THE MORTGAGORS, S. T. COMBS AND MARY F. COMBS, HUSBAND AND WIFE AND SUCH AT ALL TIMES SINCE ACQUIRING TITLE TO THE HEREIN DESCRIBED PROPERTY. OF STEVENSON, WASHINGTON HEREBY MORTGAGE TO THE UNITED STATES SAVINGS AND LOAN SOCIETY, 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:

BEGINNING AT A POINT THREE CHAINS SOUTH OF THE CENTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M., THENCE SOUTH  $51^{\circ}$  W. 1.46 CHAINS, THENCE NORTH  $65^{\circ}$  W. 1.8 CHAINS, THENCE NORTH  $42^{\circ}$  W. 2.60 CHAINS, THENCE NORTH  $77^{\circ}$  WEST TO A POINT 310 FEET WEST OF CENTER LINE OF SAID SECTION, THENCE SOUTH FROM POINT OF BEGINNING SOUTH 271 FEET, THENCE WEST 310 FEET, THENCE NORTH TO THE NORTH LINE OF THE WITHIN DESCRIBED TRACT.

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 TWENTY-TWO AND  $24/100$  \$(522.24) DOLLARS, IN FORTY-EIGHT EQUAL MONTHLY INSTALLMENTS OF TEN AND  $88/100$  \$(10.88) DOLLARS, BEGINNING ON THE 10TH DAY OF JUNE, 1922, AND PAYABLE ON THE TENTH DAY OF EACH MONTH THEREAFTER.

SAID DEBT IS EVIDENCED BY A PROMISSORY NOTE SIGNED BY THE MORTGAGORS, DATED THE SIXTEENTH DAY OF MAY, 1922, PAYABLE IN THE MANNER AND AT THE TIMES THEREIN SET OUT.

THE MORTGAGORS COVENANT WITH THE MORTGAGEES 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 OF ALL OTHER ENCUMBRANCES WHICH IMPAIR THE MORTGAGEE'S SECURITY; KEEP THE BUILDINGS THEREON IN GOOD REPAIR AND CONTINUOUSLY INSURE INSURED 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 AND BE PAYABLE 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