

W. D. LUCAS ET UX TO UNITED STATES SAVINGS AND LOAN SOCIETY

MORTGAGE

THE MORTGAGORS, W. D. LUCAS AND NANNIE IRENE LUCAS, HUSBAND AND WIFE AND SUCH AT ALL TIMES SINCE ACQUIRING TITLE TO HEREIN DESCRIBED PROPERTY.

OF STEVENSON 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:

COMMENCING AT A POINT 90 FEET EAST OF THE N. E. CORNER OF LOT FOURTEEN (14), STEVENSON PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, THENCE WEST 90 FEET TO THE N. E. CORNER OF SAID LOT FOURTEEN (14); THENCE SOUTH SEVENTEEN DEGREES, .07 MINUTES EAST ALONG THE EAST LINE OF SAID LOT FOURTEEN, TO STRAWBERRY ROAD; THENCE NORTHEASTERLY ALONG SAID STRAWBERRY ROAD TO A POINT SOUTH 17 DEGREES, .07 MINUTES EAST OF THE PLACE OF BEGINNING; THENCE NORTH 17 DEGREES, .07 MINUTES WEST 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 THIRTY-FOUR AND 00/100 \$ (534.00) DOLLARS, IN SIXTY EQUAL MONTHLY INSTALLMENTS OF EIGHT AND 90/100 \$ (8.90) DOLLARS, BEGINNING ON THE 10TH DAY OF OCTOBER, 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 THIRTEENTH DAY OF SEPTEMBER, 1922, 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 OF 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 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, THEY THE MORTGAGEE MAY PERFORM THEM, WITHOUT WAIVING ANY <sup>OTHER</sup> 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 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 COSTS OF SEARCHING RECORDS AND ABSTRACTING THE SAME AS MAY NECESSARILY BE INCURRED IN FORECLOSING THIS MORTGAGE OR DEFENDING THE SAME;

*Satisfied*  
Bk. R  
Pg. 47