

RIGHT OF WAY OF THE NORTHWESTERN ELECTRIC COMPANY, 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 THIRTY-FIVE HUNDRED (\$3500.00) DOLLARS, AND INTEREST THEREON, IN ACCORDANCE WITH THE TENOR OF ONE CERTAIN PROMISSORY NOTE OF WHICH THE FOLLOWING IS A COPY:

\$3500.00

VANCOUVER, WASH., AUGUST 20TH 1923.

THREE YEARS AFTER DATE, WITHOUT GRACE, FOR VALUE RECEIVED WE JOINTLY AND SEVERALLY PROMISE TO PAY VANCOUVER SAVINGS & LOAN ASSOCIATION, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, OR ORDER AT VANCOUVER, WASHINGTON, THIRTY-FIVE HUNDRED DOLLARS WITH INTEREST FROM DATE UNTIL PAID, AT THE RATE OF EIGHT PER CENT PER ANNUM, INTEREST PAYABLE SEMI-ANNUALLY, AND IF NOT SO PAID, THE WHOLE SUM OF BOTH PRINCIPAL AND INTEREST TO BECOME IMMEDIATELY DUE AND COLLECTIBLE AT THE OPTION OF THE HOLDER OF THIS NOTE. IF NOT SO COLLECTED, THE INTEREST TO BE ADDED TO AND BECOME PART OF THE PRINCIPAL, AND THE SAME TO BEAR INTEREST THEREAFTER, UNTIL PAID, AT THE RATE OF TEN PER CENT PER ANNUM. PRINCIPAL AND INTEREST PAYABLE IN LAWFUL MONEY OF THE UNITED STATES. AND IN CASE ACTION IS COMMENCED TO ENFORCE PAYMENT OF THIS NOTE OR ANY PORTION THEREOF WE JOINTLY AND SEVERALLY, PROMISE TO PAY SUCH ADDITIONAL SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES. IT IS ESPECIALLY AGREED AND CONSENTED TO THAT A DEFICIENCY JUDGMENT MAY BE TAKEN IN A SUIT UPON THIS NOTE.

P.O. WASHOUGAL, WASH.
DUE AUGUST 20, 1926.

CHARLES SORBER

ALICE M. SORBER

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 FIFTEEN 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 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 SUMS SHALL BE SECURED HEREBY AND MAY BE INCLUDED IN THE DECREE OF FORE-