

IN SKAMANIA COUNTY, STATE OF WASHINGTON.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS, PRIVILEGES AND APPURTENANCES HEREUNTO BELONGING OR IN ANY WISE APPERTAINING, AND ALSO THE ESTATE, RIGHT, TITLE AND INTEREST OF THE SAID PARTY OF THE FIRST PART OF, IN AND TO THE SAME.

TO HAVE AND TO HOLD THE SAME UNTO THE SAID PARTY OF THE SECOND PART, AND ITS ASSIGNS FOREVER.

AND THE SAID PARTY OF THE FIRST PART HEREBY COVENANTS AND AGREES WITH THE SAID PARTY OF THE SECOND PART, AND ITS ASSIGNS, AS FOLLOWS, TO-WIT:

THAT HE IS LAWFULLY SEIZED OF SAID PREMISES IN FEE SIMPLE AND HAS GOOD AND LAWFUL RIGHT TO SELL AND CONVEY THE SAME; THAT THE SAME ARE AND SHALL BE KEPT, UNTIL THIS MORTGAGE IS FULLY PAID AND SATISFIED FREE FROM ALL INCUMBRANCES THAT SHALL OR MAY HAVE PRECEDENCE OF THIS MORTGAGE; THAT HE WILL WARRANT AND DEFEND THE TITLE TO SAID PREMISES AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

TO PAY ALL SUMS OF MONEYS SPECIFIED IN SAID NOTE AS THEY MAY BECOME DUE.

TO PAY, AS PART OF THE DEBT HEREBY SECURED, IN CASE OF EACH OR ANY FORECLOSURE, OR COMMENCEMENT OF FORECLOSURE, SUCH REASONABLE SUM AS SHALL BE ALLOWED BY THE COURT AS ATTORNEY'S FEES, IN ADDITION TO ALL SUMS AND COSTS ALLOWED IN THAT BEHALF BY LAW; ALSO THE REASONABLE COST, TO BE SIMILARLY TAXED BY THE COURT, OF AN ABSTRACT OF TITLE TO THE PREMISES HEREIN DESCRIBED.

TO KEEP THE BUILDINGS, FENCES AND FIXTURES OF SAID PREMISES IN GOOD REPAIR.

TO PAY, BEFORE THE SAME SHALL BECOME DELINQUENT, ALL TAXES AND ASSESSMENTS THAT MAY BE LEVIED OR ASSESSED AGAINST OR BE A LIEN ON SAID PREMISES, OR ANY PART THEREOF, OR UPON THIS MORTGAGE OR NOTE OR AGAINST THE LEGAL HOLDER OF SAID MORTGAGE OR NOTE ON ACCOUNT THEREOF.

TO KEEP THE BUILDINGS AND FIXTURES UPON SAID PREMISES INSURED AGAINST LOSS BY FIRE IN THE SUM OF FIVE HUNDRED AND NO/100 DOLLARS, IN A COMPANY OR COMPANIES ACCEPTIBLE TO, AND WITH LOSS, IF ANY, PAYABLE TO THE SAID PARTY OF THE SECOND PART, AND ITS ASSIGNS AS ITS INTEREST MAY APPEAR, AND TO DELIVER SAID POLICY OR POLICIES WITH PROPER MORTGAGE CLAUSES ATTACHED, TO SAID PARTY OF THE SECOND PART, AND ITS ASSIGNS, TO BE HELD UNTIL PAYMENT OF SAID NOTE.

THAT IN CASE OF FAILURE SO TO PAY ALL SAID TAXES AND ASSESSMENTS, OR TO KEEP SAID BUILDINGS, FENCES AND FIXTURES IN GOOD REPAIR AND INSURED, AS ABOVE PROVIDED, AND SAID PREMISES FREE FROM ANY CLAIM, LIEN OR INCUMBRANCE HAVING PRECEDENCE OF THIS MORTGAGE, SAID PARTY OF THE SECOND PART, AND ITS ASSIGNS, MAY AT ITS OPTION PAY SUCH TAXES OR ASSESSMENTS, OR REDEEM SAID PREMISES FROM TAX SALE, OR MAKE SUCH REPAIRS, OR PROCURE SUCH INSURANCE, OR PAY SUCH CLAIM, LIEN OR INCUMBRANCE; AND THAT ALL MONEYS PAID FOR ANY SUCH PURPOSE, AND ALL OTHER MONEYS EXPENDED BY SAID PARTY OF THE SECOND PART TO PROTECT THE LIEN OF THIS MORTGAGE AND THE SECURITY INTENDED TO BE EFFECTED HEREBY, WITH INTEREST THEREON AT TEN PER CENTUM PER ANNUM, SHALL BE ADDED TO AND BECOME A PART OF THE DEBT SECURED BY THIS MORTGAGE, AND SHALL BE IMMEDIATELY DUE AND PAYABLE, WITHOUT WAIVER, HOWEVER, OF ANY OTHER RIGHTS OF SAID PARTY OF THE SECOND PART, AND ITS ASSIGNS, ARISING FROM BREACH OF ANY SUCH COVENANT.

THAT IN CASE DEFAULT IS MADE IN THE PAYMENT OF ANY OF THE SUMS OF MONEY AFORESAID, OR IN CASE OF THE VIOLATION OR NON-PERFORMANCE OF ANY OF THE ABOVE CONDITIONS, AGREEMENTS OR COVENANTS, THE PARTY OF THE SECOND PART, AND ITS ASSIGNS, AT ANY TIME THEREAFTER AND WITHOUT NOTICE, MAY ELECT THAT THE WHOLE SUM HEREBY SECURED AND REMAINING UNPAID, INCLUDING INTEREST UNPAID AND ACCRUED THEREUPON, AND ALL SUMS