

FROM DATE UNTIL PAID, ACCORDING TO THE TERMS AND CONDITIONS OF ONE CERTAIN PROMISSORY NOTE BEARING EVEN DATE HERewith, MADE BY CHRIST FLETCH AND BURGA FLETCH, PAYABLE ON OR BEFORE JANUARY 22, 1926 TO THE ORDER OF W. A. ARNOLD, FRANK A. WACHTER AND ALEX MCKEIGHAN AND THESE PRESENTS SHALL BE VOID IF SUCH PAYMENT BE MADE ACCORDING TO THE TERMS AND CONDITIONS THEREOF, BUT IN CASE DEFAULT BE MADE IN THE PAYMENT OF THE PRINCIPAL OR INTEREST OF SAID PROMISSORY NOTE OR ANY PART THEREOF WHEN THE SAME SHALL BECOME DUE AND PAYABLE, ACCORDING TO THE TERMS AND CONDITIONS THEREOF, OR IN CASE THE SAID PARTIES OF THE FIRST PART SHALL REMOVE OR ATTEMPT TO REMOVE ANY OF SAID PROPERTY FROM SKAMANIA COUNTY OR TO DISPOSE OF THE SAME WITHOUT THE WRITTEN CONSENT OF THE MORTGAGEES EXCEPT AS HEREIN SPECIFICALLY PROVIDED OR SHALL FAIL OR NEGLECT TO TAKE THE PROPER CARE OF SAID PROPERTY OR SHALL SUFFER ANY INCUMBRANCE THEREON WHICH MAY BECOME A PRIOR LIEN TO THE LIEN OF THIS MORTGAGE THEN AND IN THAT EVENT THE SAID PARTIES OF THE SECOND PART MAY IMMEDIATELY DECLARE THE WHOLE AMOUNT THEN UNPAID, BOTH PRINCIPAL AND INTEREST, IMMEDIATELY DUE, AND FORECLOSE THIS MORTGAGE FOR THE WHOLE AMOUNT THEREOF, TOGETHER WITH ALL OTHER SUMS HEREBY SECURED, IN THE MANNER PROVIDED BY LAW.

IN ANY SUIT OR OTHER PROCEEDING WHICH MAY BE HAD FOR THE RECOVERY OF THE AMOUNT DUE ON EITHER SAID NOTE OR THIS MORTGAGE, SAID PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL HAVE THE RIGHT TO HAVE INCLUDED IN THE JUDGMENT WHICH MAY BE RECOVERED, SUCH SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES TO BE TAXED AS PART OF THE COSTS OF SAID SUIT, AS WELL AS ALL PAYMENTS WHICH THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS MAY BE OBLIGED TO MAKE FOR THEIR SECURITY, BY INSURANCE OR ON ACCOUNT OF ANY TAXES, CHARGES, INCUMBRANCES OR ASSESSMENTS WHATSOEVER ON SAID PREMISES OR ANY PART THEREOF.

THE PARTIES OF THE FIRST PART AGREE TO KEEP THE BUILDING UPON THE PREMISES ABOVE DESCRIBED, INSURED IN THE SUM OF \$750.00 PAYABLE TO THE PARTIES OF THE SECOND PART AS THEIR INTEREST MAY APPEAR.

IN CASE OF THE FORECLOSURE OF THIS MORTGAGE, THE PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL BE ENTITLED TO HAVE ENTERED IN SUCH FORECLOSURE SUIT A JUDGMENT FOR ANY DEFICIENCY REMAINING DUE UPON ACCOUNT OF THE INDEBTEDNESS SECURED HEREBY, INCLUDING TAXES, INSURANCE OR ANY OTHER LAWFUL ASSESSMENTS AFTER APPLYING THE PROCEEDS OF THE SALE OF THE PREMISES ABOVE DESCRIBED TO THE PAYMENT THEREOF, AND THE COST OF SUCH FORECLOSURE SUIT.

IT IS UNDERSTOOD AND AGREED THAT A PART OF THE SECURITY ABOVE DESCRIBED CONSISTS OF A STOCK OF AUTOMOBILE PARTS AND ACCESSORIES AND THAT THE SAID PARTIES OF THE FIRST PART SHALL AND MAY HAVE THE RIGHT TO SELL THE SAME IN THE ORDINARY COURSE OF BUSINESS BUT THAT THEY WILL REPLACE THEIR STOCK OF GOODS SO SOLD SO AS TO KEEP THE VALUE OF SUCH STOCK OF GOODS IN EXCESS OF \$800.00 AND THAT SUCH STOCK OF GOODS SO REPLACED SHALL BECOME SUBJECT TO THE TERMS AND CONDITIONS OF THIS MORTGAGE.

IN TESTIMONY WHEREOF, THE PARTIES OF THE FIRST PART HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 5TH DAY OF FEBRUARY 1925.

EXECUTED IN PRESENCE OF:

CHRIST FLETCH (SEAL)

BURGA FLETCH (SEAL)

STATE OF WASHINGTON,  
COUNTY OF SKAMANIA.

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