

MORTGAGE RECORD S

SKAMANIA COUNTY, WASHINGTON

"PIONEER" INC., TACOMA--127882

JONES, BURKE LEAF, PAT. FEB. 7, 1905

LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, EXCEPT AS HEREIN STATED.

THAT THEY SHALL PAY EACH AND ALL SUMS SECURED HEREBY PROMPTLY AS THEY BECOME DUE.

THAT SO LONG AS SAID DEBT REMAINS UNPAID IN WHOLE OR IN PART THEY SHALL PAY ALL TAXES, ASSESSMENTS, LIENS AND OTHER CHARGES THAT MAY BE LEVIED OR ASSESSED UPON OR AGAINST THE SAID PREMISES, THIS MORTGAGE AND THE DEBT SECURED HEREBY, TEN DAYS BEFORE THEY BECOME DELINQUENT.

THAT THEY SHALL KEEP ALL THE IMPROVEMENTS ERECTED AND TO BE ERECTED ON SAID PREMISES IN GOOD ORDER AND REPAIR, AND SHALL NOT COMMIT OR SUFFER WASTE OF THE MORTGAGED PREMISES, AND SHALL IMMEDIATELY PAY OFF ANY LIEN HAVING OR WHICH MAY HAVE PRECEDENCE OVER THIS MORTGAGE, EXCEPT AS HEREIN STATED.

THAT SO LONG AS SAID DEBT REMAINS UNPAID IN WHOLE OR IN PART THEY SHALL KEEP THE PRESENT BUILDINGS UPON, AND ANY WHICH MAY HEREAFTER BE ERECTED UPON, SAID PREMISES, INSURED AGAINST FIRE IN A SUM NOT LESS THAN FIFTEEN HUNDRED DOLLARS, FOR THE BENEFIT OF THE MORTGAGEES, AND PAY THE PREMIUMS THEREON, AND DELIVER THE POLICIES AND RENEWALS THEREOF, WITH MORTGAGEE CLAUSE ATTACHED AND STAMPED "PREMIUMS PAID," UNTO THE MORTGAGEES, PROMPTLY AFTER THE ISSUANCE THEREOF, AND SUCH POLICIES AND RENEWALS AND ALL OTHER POLICIES ISSUED AND HEREAFTER TO BE ISSUED COVERING SAID MORTGAGED PROPERTY ARE HEREBY ASSIGNED TO THE MORTGAGEES AS ADDITIONAL SECURITY FOR THE PAYMENT OF ALL SUMS SECURED HEREBY, AND IT SHALL BE OPTIONAL WITH THE MORTGAGEES TO NAME THE COMPANY OR COMPANIES AND THE AGENTS THEREOF, BY WHICH THE INSURANCE SHALL BE WRITTEN, AND TO REFUSE ACCEPTANCE OF ANY POLICY OFFERED, AND TO SURRENDER AND CAUSE TO BE CANCELLED ANY POLICY WHICH MAY BE RECEIVED OR ACCEPTED, AND TO PLACE THE INSURANCE OR CAUSE THE POLICIES TO BE WRITTEN, ALL AT THE COST, CHARGE AND EXPENSE OF THE MORTGAGORS; BUT IN NO EVENT SHALL THE MORTGAGEES BE HELD RESPONSIBLE FOR FAILURE TO HAVE ANY INSURANCE WRITTEN OR FOR ANY LOSS OR DAMAGE GROWING OUT OF A DEFECT IN ANY POLICY, OR GROWING OUT OF THE FAILURE OF ANY INSURANCE COMPANY TO PAY FOR ANY LOSS OR DAMAGE INSURED AGAINST.

THAT SHOULD FAILURE BE MADE IN THE PAYMENT OF ANY SUM OR CHARGE PAYABLE HEREUNDER IT SHALL BE OPTIONAL WITH THE MORTGAGEES TO MAKE PAYMENT THEREOF, AND THE AMOUNTS SO PAID, WITH INTEREST THEREON AT 7% PER CENTUM PER ANNUM, IN LIKE UNITED STATES GOLD COIN, SHALL BE ADDED TO AND BECOME PART OF THE DEBT SECURED BY THIS MORTGAGE AND SHALL BECOME IMMEDIATELY DUE AND PAYABLE, AND FOR SUCH PAYMENT, THE PREMISES HEREIN BEFORE DESCRIBED, AS WELL AS THE COVENANTORS, SHALL BE BOUND TO THE SAME EXTENT AS BOUND FOR THE PAYMENT OF THE DEBT HEREBY SECURED.

THAT SHOULD THE MORTGAGORS FAIL TO PAY ANY PART OF SAID PRINCIPAL OR OF SAID INTEREST AS IT BECOMES DUE, OR ANY OTHER SUM DUE UNDER THIS MORTGAGE, OR BREAK ANY COVENANT HEREIN CONTAINED, THE ENTIRE DEBT SECURED BY THIS MORTGAGE SHALL AT ONCE BECOME DUE AND COLLECTIBLE IF THE MORTGAGEES SO ELECT, AND ALL NOTICE OF SUCH ELECTION IS HEREBY WAIVED.

THAT IN EVENT SUIT OR ACTION IS BEGUN TO FORECLOSE THIS MORTGAGE, THE COVENANTOR SHALL PAY, IN ADDITION TO THE COSTS AND DISBURSEMENTS ALLOWED BY LAW, SUCH SUM AS THE COURT MAY ADJUDGE REASONABLE AS AN ATTORNEY'S FEE IN SUCH SUIT OR ACTION, AND SUCH SUM AS THE COURT MAY ADJUDGE REASONABLE FOR THE NECESSARY EXAMINATION AND SEARCH OF THE PUBLIC RECORDS RESPECTING THE TITLE TO THE MORTGAGED PREMISES; AND THE PLAINTIFF IN SUCH SUIT OR ACTION MAY TAKE JUDGMENT THEREIN FOR SUCH SUMS.

WITNESS THE SIGNATURES AND SEALS OF THE ABOVE NAMED MORTGAGORS HERETO AFFIXED.