

MORTGAGE RECORD S  
SKAMANIA COUNTY, WASHINGTON

PIONEER INC., TACOMA—127662

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

OR HEREAFTER BELONGING TO OR USED IN CONNECTION WITH THE ABOVE DESCRIBED PREMISES; AND ALL PLUMBING, LIGHTING, HEATING, COOKING, COOLING, VENTILATING, ELEVATING, WATERING AND IRRIGATING APPARATUS AND FIXTURES, NOW OR HEREAFTER BELONGING TO OR USED IN CONNECTION WITH THE ABOVE DESCRIBED PREMISES; AND TOGETHER WITH ALL WATERS AND WATER RIGHTS OF EVERY KIND AND DESCRIPTION AND HOWEVER EVIDENCED OR MANIFESTED, WHICH NOW OR HEREAFTER MAY BE APPURTENANT TO SAID PREMISES OR ANY PART THEREOF, OR INCIDENT TO THE OWNERSHIP THEREOF, OR ANY PART THEREOF, OR USED IN CONNECTION THEREWITH; TO SECURE THE PAYMENT OF THE SUM OF ONE HUNDRED AND 00/100 DOLLARS (\$100.00), AS PRINCIPAL AND INTEREST THEREON, AS EVIDENCED BY A WRITTEN CONTRACT OF EVEN DATE HERewith, SIGNED BY THE MORTGAGOR, SAID PRINCIPAL AND INTEREST BEING PAYABLE AT THE MAIN OFFICE OF THE MORTGAGEE AT CAMAS, WASHINGTON, IN EQUAL INSTALLMENTS OF THREE AND 15/100 DOLLARS (\$3.15) ON OR BEFORE THE 10TH DAY OF EACH AND EVERY MONTH UNTIL PAID, COMMENCING WITH THE MONTH OF MAY, 1927.

THE MORTGAGOR AGREE TO PAY, WHEN DUE, ALL TAXES AND ASSESSMENTS LEVIED UPON SAID PREMISES, AND TO FURNISH TO THE MORTGAGEE SATISFACTORY EVIDENCE OF THE PAYMENT OF THE SAME NOT LESS THAN TWENTY DAYS BEFORE THE SAME SHALL BECOME DELINQUENT; TO KEEP SAID PREMISES FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES; TO COMPLETE ALL BUILDINGS IN THE COURSE OF CONSTRUCTION OR ABOUT TO BE CONSTRUCTED THEREON WITHIN SIX MONTHS FROM THE DATE HEREOF; TO KEEP THE BUILDINGS THEREON IN GOOD REPAIR AND CONTINUOUSLY INSURED IN A COMPANY NAMED BY THE MORTGAGEE IN A SUM NOT LESS THAN \$100.00, WHICH POLICY OR POLICIES OF INSURANCE SHALL BE DEPOSITED WITH THE MORTGAGEE AND CONTAIN THE STANDARD MORTGAGE CLAUSE IN FAVOR OF THE MORTGAGEE, ITS SUCCESSORS OR ASSIGNS. THE MORTGAGORS HEREBY ASSIGNS AND TRANSFER TO THE MORTGAGEE ALL RIGHT AND INTEREST IN ALL POLICIES OF INSURANCE CARRIED UPON SAID PROPERTY, AND IN CASE OF LOSS OR DAMAGE TO THE PROPERTY INSURED WHICH IS COVERED BY SAID POLICIES OR ANY OF THEM, THE MORTGAGOR HEREBY CONSTITUTE AND APPOINT THE MORTGAGEE AS THEIR AGENT TO SETTLE AND ADJUST SUCH LOSS OR DAMAGE AND APPLY THE PROCEEDS OR SO MUCH THEREOF AS MAY BE NECESSARY IN THE PAYMENT OF SUCH INDEBTEDNESS.

IN CASE THE MORTGAGORS SHALL FAIL TO KEEP ANY OF THE FOREGOING COVENANTS, THE MORTGAGEE AT ITS OPTION MAY CARRY OUT THE SAME, AND ALL EXPENDITURES MADE BY IT IN SO DOING, TOGETHER WITH THE INTEREST THEREON AT THE HIGHEST RATE WHICH MAY LEGALLY BE CONTRACTED FOR, SHALL BE REPAID TO IT BY THE MORTGAGORS ON DEMAND, AND SHALL BE SECURED BY THIS MORTGAGE.

TIME IS MATERIAL AND OF THE ESSENCE THEREOF, AND IF DEFAULT BE MADE IN THE PAYMENT OF ANY OF THE INSTALLMENTS OF THE DEBT HEREBY SECURED, OR IN ANY OF THE COVENANTS HEREIN CONTAINED, OR IF ANY LAW SHALL BE PASSED IMPOSING ON THE MORTGAGEE THE PAYMENT OF THE WHOLE OR ANY PART OF THE TAXES OR ASSESSMENTS WHICH THE MORTGAGOR HEREIN AGREE TO PAY, OR IF ANY COURT OF COMPETENT JURISDICTION SHALL RENDER A DECISION THAT THE MORTGAGORS' UNDERTAKING HEREUNDER TO PAY ANY AND ALL OF SAID TAXES OR ASSESSMENTS IS LEGALLY INOPERATIVE, THEN, IN ANY SUCH CASE, THE BALANCE OF UNPAID PRINCIPAL WITH ACCRUED INTEREST AND ALL OTHER INDEBTEDNESS HEREBY SECURED, SHALL, AT THE ELECTION OF THE MORTGAGEE, BECOME IMMEDIATELY DUE WITHOUT NOTICE, AND THIS MORTGAGE MAY BE FORECLOSED.

IN ANY SUIT TO FORECLOSE THIS MORTGAGE, OR IN ANY SUIT WHICH THE MORTGAGEE FINDS IT EXPEDIENT TO DEFEND TO PROTECT THE LIEN HEREOF, THE MORTGAGOR AGREE TO PAY A REASONABLE SUM AS ATTORNEY'S FEES AND FURTHER AGREE TO PAY SUCH REASONABLE COSTS OF SEARCHING RECORDS AND ABSTRACTING THE SAME AS MAY NECESSARILY BE INCURRED IN FORECLOS-

For satisfaction see book "S" of mtgs.  
page 237—filed Feb. 14, 1928.