

MORTGAGE RECORD S  
SKAMANIA COUNTY WASHINGTON

333

\$2500.00

Portland, Oregon, October 23, 1928.

On October 23, 1929, for value received, BEACON LAKE CORPORATION, a Washington corporation, promise to pay to the order of SPENCER BIDDLE, at Portland, Oregon, the sum of Twenty-five Hundred and no/100 - - - - - Dollars, and interest thereon from date hereof at the rate of eight per centum per annum, payable semi-annually.

Said principal and interest shall be paid in United States Gold Coin of the present standard of weight and fineness.

This note is secured by a Mortgage of even date herewith, executed and delivered by the maker hereof in favor of the payee herein conveying certain real property therein described, the terms of which Mortgage are made a part hereof.

It is hereby agreed that if default be made in the payment of any part of said principal or of the interest on this note or any part thereof, or if failure be made to perform any of the covenants and agreements contained in the said instrument securing this note, then, at the option of the holder of this note, the principal sum, with accrued interest, shall at once become due and collectible without notice, time being of the essence of this contract, and said principal sum shall bear interest at the rate of eight per centum per annum from the date of such default till paid. And it is also agreed that in case suit or action is instituted to collect this note, or any portion thereof, the maker of this note shall pay such additional sum as the Court may adjudge reasonable as an attorney's fee in such suit or action.

This contract is to be construed in all respects and enforced according to the laws of Oregon.

BEACON LAKE CORPORATION

By Sam Samson

President.

BEACON LAKE CORPORATION

By Geo. H. Watson

Secretary.

and Treasurer.

(Corporate Seal)

NOW, THEREFORE, if all and every sum of money specified herein shall be paid, and if all and singular the covenants and agreements herein contained shall be kept and performed, then these presents shall be void, but otherwise shall remain in full force and effect.

And the Mortgagor..... does hereby covenant and agree with the Mortgagee. as follows, to-wit:

That the said premises are free and clear of all liens or incumbrances, except as herein stated, and that it shall warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, except as herein stated.

That it 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 it 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 it 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 or the mortgaged premises, and shall immediately pay off any lien having or which may have precedence of this mortgage, except as herein stated.

That so long as said debt remains unpaid in whole or in part it 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 \$.....for the benefit of the Mortgagee..., and pay the premiums thereon, and deliver the policies and renewals thereof, with mortgage clause attached and stamped "Premiums Paid," unto the Mortgagee, 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 Mortgagee...as additional security for the payment of all sums secured hereby, and it shall be optional with the Mortgagee...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 Mortgagor...; but in no event shall the Mortgagee...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 Mortgagee...to make payment thereof, and the amounts so paid, with interest thereon at eight 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 covenantor..., shall be bound to the same extent as bound for the payment of the debt hereby secured.

That should the Mortgagor...fail to pay any part of said principal or of said

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by record of title and other  
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