

MORTGAGE RECORD T  
SKAMANIA COUNTY, WASHINGTON

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JOHNSON-COX COMPANY, PRINTERS, TACOMA—42958

Pay the various items and expenses set forth in the petition for authority to mortgage, said sums now amounting to approximately \$1660.00.

Now, Therefore, in accordance with said order, the mortgagor does hereby mortgage unto Charles Larson and Ina Larson, husband and wife, all of the following described real property situated in the County of Skamania, State of Washington, to-wit:

A tract of 50 acres in the Southwest corner of the Northeast quarter of Section 31 in township 2 North of Range 5 East of the Willamette Meridian, said tract being 110 rods long (east and west) and about 73 rods wide (north and south).

This mortgage is given to secure the payment of one certain promissory note, of which the following is substantially a copy, to-wit:

\$1660.00

Stevenson, Washington, December 16, 1932.

Three years after date, for value received, I promise to pay to the order of Charles Larson and Ina Larson, at Portland, Oregon, the sum of Sixteen Hundred and Sixty and no/100 (\$1660.00) Dollars, in Gold Coin of the United States of America, with interest thereon, in like Gold Coin, at the rate of 6% per annum from date until paid, interest payable semi-annually. If the interest is not paid when due, the whole sum shall become immediately due and collectible, and if not so collected, the interest shall be added to the principal and bear like interest therewith until paid. In case suit or action is instituted to collect this note or any portion thereof, I promise to pay such additional sum as the court may adjudge reasonable as attorneys' fees.

R. C. Sly  
As guardian of the estate of E. W. Huckins, an  
insane person

The mortgagor agrees to pay all taxes and assessments promptly before the same become delinquent, and not to commit, suffer or allow strip or waste of the premises, and to keep and preserve the property in good condition.

The mortgagor further agrees that he will keep the property insured, if insurance is obtainable, in the sum of \$1000.00, loss payable to the mortgagees, and the policy of insurance shall be left in the possession of the mortgagees.

The mortgagor further agrees that he will deposit with the mortgagees an abstract of title brought down to date, and should the mortgage be foreclosed the mortgagor agrees that the reasonable cost of continuing the abstract shall be added to the mortgage indebtedness, and upon foreclosure the abstract shall become the property of the mortgagees.

It is further agreed that, should the mortgagees from time to time advance to the mortgagor additional sums used or to be used for the purpose of preserving, maintaining and/or operating the property of the incompetent, or to pay taxes or any other expense in connection therewith, this mortgage shall be security for such advances.

Time and exact performance are of the essence of this mortgage, and in case of the failure of the mortgagor to make any payment or keep any covenant herein or in the said promissory note provided for, the whole sum hereby secured shall become immediately due and collectible at the option of the mortgagees, and this mortgage may be immediately foreclosed.

In Witness Whereof, the said mortgagor has hereunto set his hand this 16th day of December, 1932.

R. C. Sly  
As guardian of the estate of E. W. Huckins,  
an insane person.

STATE OF WASHINGTON

COUNTY OF SKAMANIA ss

On this day before me personally appeared R. C. Sly, to me known to be the same person named in and who executed the foregoing instrument as guardian of the estate of E. W. Huckins, an insane person, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.