

MORTGAGE RECORD T
SKAMANIA COUNTY, WASHINGTON

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JOHNSON-COX COMPANY, PRINTERS, TACOMA-- 42856

knowledge, does by these presents, give, grant, bargain, sell, convey and warrant unto said mortgagee, and to its successors and assigns, the following described real property situate in the County of Skamania, State of Washington, to-wit:

Lots Three (3) and Four (4) in Block Five (5) of UPPER CASCADES ADDITION to the Town of Stevenson, Skamania County, State of Washington, according to the duly recorded plat thereof.

Situated in the State of Washington, County of Skamania;

together with the tenements, hereditaments, rights, privileges and appurtenances, now or hereafter belonging to or used in connection with the premises and together with all of the rents, issues and profits thereof; also including herein the party walls, if any, on each or any side of the premises, and the agreements respecting the same, and all rights in or to such party walls or under the agreements respecting the same; also including all water rights and agreements for the use of water on the mortgaged premises.

2. And for value received and the consideration of aforesaid, the mortgagor herein hereby obligates himself to pay to the corporation at its office in Washington, D.C., or to its successors and assigns, the principal sum of \$584.28, with interest at the rate of 5 per cent per annum on the unpaid balance, and said principal and interest shall be payable \$10.00 monthly from date, to be applied first to interest on the unpaid balance and the remainder to principal until said debt is paid in full, Extra payments may be made at any time and interest will be charged only on the unpaid balance.

3. It is further agreed that said note provides that time is of the essence of this contract and that in the event of default in payment of any installment for a period of ninety (90) days the holder of this note may, at its option, declare all the remainder of said debt due and collectible, and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time; and that in the event of default in payment, and if the same is collected by an attorney at law, the mortgagor agrees to pay all costs of collection, including a reasonable attorney's fee, not exceeding ten per cent (10%).

4. It is covenanted and agreed that all awnings, door and window screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, cleaning, elevating, watering and irrigating apparatus and fixtures and appliances, now or hereafter attached to, belonging to, or used in connection with the premises are and shall be deemed to be fixtures, and each and all shall be an accession to the freehold and a part of the realty.

5. This instrument is intended as a mortgage to secure the performance of the covenants and agreements hereinafter contained, and the payment of the debt represented by a certain promissory note of even date herewith, in the sum of Five Hundred Eighty-Four and 28/100 Dollars (\$584.28), made by the mortgagor to the order of the mortgagee, with interest at 5 per centum per annum on the unpaid balance, which note is payable in the same manner as hereinabove set out.

6. The mortgagor covenants lawful seisin of the premises in fee simple, good right and lawful authority to convey and mortgage the premises in the manner and form

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