

MORTGAGE RECORD T  
SKAMANIA COUNTY, WASHINGTON

tion Land Claim, and running thence South 222.60 feet; thence South 74° 52' East 353.50 feet; thence North 24° 46' West 292.90 feet; thence North 74° 52' West 222.20 feet to the place of beginning, being a part of Lot 8 of Stevenson Park Addition, according to the plat thereof recorded in Book "A", at page 36, records of Skamania County, Washington;

Situated in the County of Skamania, State of Washington, together with all appurtenances, easements, tenements, hereditaments, water rights, rights of way and other rights or privileges now or hereafter belonging to, appurtenant to or uses<sup>d</sup> in connection with the above described premises, and all interest that Mortgagor may hereafter acquire in or to said mortgaged property, or any part thereof, and the rents, issues and profits thereof after default;

## FOR THE PURPOSE OF SECURING:

I. Payment of the indebtedness evidenced by one promissory note (and any extension or renewal thereof), of even date herewith, for the principal sum of One Thousand One and 74/100 Dollars (\$1,001.74), with interest at the rate of five per cent per annum, principal and interest payable in installments as therein provided, executed by Voyle H. Lindsay and Lucy O. Lindsay, in favor of Mortgagee;

II. Payment by Mortgagor to Mortgagee as herein provided of all sums expended or advanced by Mortgagee pursuant to any term or provision of this mortgage; and

III. Performance of each covenant and agreement of Mortgagor herein contained.

## A. And Mortgagor Covenants and Agrees Hereby:

(1) To pay immediately when due and payable all taxes, assessments, charges and encumbrances with interest, which affect said property or this mortgage or the indebtedness hereby secured, including water rates and assessments on water or dieth stock or water rights, and promptly to deliver to Mortgagee, without demand, receipts evidencing such payments;

(2) To provide, maintain and deliver promptly to Mortgagee fire insurance, together with such other insurance as Mortgagee may require, satisfactory to and with loss payable to Mortgagee, upon the buildings and improvements now situate or hereafter constructed in or upon said real property, and to assign and deliver to Mortgagee, as issued, all other insurance policies covering any of said property;

(3) To commit or suffer no waste of said property, to maintain and keep the same in good condition and repair and promptly to effect such repairs thereof as Mortgagee may require;

(4) Not to permit or suffer, without the written consent of Mortgagee:

(a) The use of any of said property for any purpose other than that for which the same is now used; or

(b) Any alteration of or addition to the buildings or improvements now situate or hereafter constructed in or upon said real property;

(5) To repay to Mortgagee, immediately and without demand, in lawful money of the United States of America, at Mortgagee's Regional Office in San Francisco, California, or at such other place as Mortgagee may designate, all funds hereafter advanced by Mortgagee to Mortgagor or for the benefit or account of Mortgagor pursuant to any covenant or agreement herein contained or for any purpose, with interest thereon, from date of advance until repaid, at the rate specified in said note, and to pay promptly when due and payable all indebtedness evidenced by said note;

(6) To comply promptly with all laws, ordinances and regulations affecting said property or its use;

(7) Promptly to pay and settle or cause to be removed all claims against any of said property which affect the rights of Mortgagor or Mortgagee therein or thereto and to appear