

MORTGAGE RECORD T
SKAMANIA COUNTY, WASHINGTON

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JOHNSON-COX COMPANY, PRINTERS, TACOMA—42956

(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 in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Mortgagor or Mortgagee hereunder; and

(8) That all property of the kind or description following now located on or used in connection with the mortgaged property is, and all such property hereafter located or used thereon (whether placed thereon by Mortgagor^{or} others) and all additions, substitutions and renewals thereto shall be, part of said real property and subject to this mortgage, to-wit:

The water system complete, including all accessories and plumbing; the sewerage and draining system complete, including all accessories; the heating system complete, including all accessories, excepting, however, stoves and ranges, but including hot water heaters, oil burners, mechanical stokers, saw-dust burners and similar apparatus; all lighting fixtures, except light globes and table and floor lamps; all awnings, door and window screens, window shades and garbage cans; all trade fixtures; the irrigation system complete with all accessories; and the spraying system complete with all accessories.

B. And it is hereby Mutually covenanted and agreed by and between Mortgagor and Mortgagee:

(1) That all awards of damages in connection with any condemnation for public use of or injure to any of said property are hereby assigned and shall be paid to Mortgagee, who may apply the same to payment of the installments last due under said note, and Mortgagee is hereby authorized, in the name of Mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award;

(2) That no waiver by Mortgagee of performance of any obligation herein or in said note contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said obligations;

(3) That Mortgagee is hereby authorized and empowered, at its option, at any time, without notice and without affecting the liability of any person for payment of any indebtedness secured hereby or the lien upon said property hereby created or the priority of said lien, to:

(a) Deal in any way with Mortgagor or grant to Mortgagor any indulgences or forbearances or any extensions of the time for payment of any indebtedness secured hereby;

(b) Pay to or permit the use for any purpose by Mortgagor of any rents, revenues or other moneys received by Mortgagee under any insurance policy or award herein mentioned or otherwise; and