

MORTGAGE RECORD T
SKAMANIA COUNTY, WASHINGTON

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JOHNSON-COX COMPANY, PRINTERS, TACOMA— 42954

#21885

Bert Ryneerson et ux to Lewis Co. Sav. & Loan Assn.

This Mortgage, Made this 10th day of February, 1936, by Bert Ryneerson and Bessie Mae Ryneerson, husband and wife now and at all times since acquiring title of Stevenson, County of Skamania, State of Washington, mortgagor, and Lewis County Savings and Loan Association a corporation organized, and existing under the laws of State of Washington, mortgagee,

Witnesseth, That the mortgagor mortgages to the mortgagee, its successors and assigns, the following described real estate, situated in the County of Skamania, and State of Washington, to-wit:

Lots Twelve (12) and thirteen (13) in Block Eight (8) Riverview Addition to the Town of Stevenson, Washington, according to the duly recorded plat thereof.

with all rents, issues and profits therefrom, and all appurtenances, fixtures, attachments, tenements and hereditaments belonging or appertaining thereto, including all heating equipment, oil burners, light and plumbing fixtures, window shades, linoleum which is glued to floors, refrigeration and other house service equipment, and trees and shrubs, together with all interest therein of the mortgagor and that is hereafter acquired by him, to secure the payment of the principal sum of Eighteen Hundred & no/100 Dollars (\$1800.00), as evidenced by a certain promissory note of even date herewith and the terms of which are incorporated herein by reference, with interest from date at the rate of five per centum (5%) per annum on the balance remaining from time to time unpaid; the said principal and interest to be payable at the office of Lewis County Savings and Loan Association in Chehalis, Washington, in monthly installments of Nineteen and 10/100 Dollars (\$19.10), commencing on the first day of March, 1936, and on the first day of each month thereafter until the principal and interest are paid in full, except that the final payment of principal and interest, if not sooner paid, is to be due and payable the first day of February, 1946.

And the mortgagor does hereby covenant that he is lawfully seized of an indefeasible estate in fee; that said premises are free of any encumbrances; that he hereby warrants the usual covenants to the same extent as a statutory warranty deed under the laws of the State of Washington and all covenants herein made, and that he will defend against any breach of any or all of the same.

The mortgagor further covenants and agrees as follows:

1. That he will pay the indebtedness as hereinbefore provided.
2. That, in order more fully to protect the security of this mortgage, the mortgagor, together with, and in addition to, the monthly installments of principal and interest payable under the terms of the note secured hereby, on the first day of each month until the said note is fully paid, will pay to the mortgagee the following sums:

(a) If this mortgage and the note secured hereby are insured under the provisions of the National Housing Act, and so long as they continue to be so insured, one-twelfth (1/12) of one half of one per centum ($\frac{1}{2}\%$) of the original principal amount of the said note for the purpose of putting the mortgagee in funds with which to discharge the mortgagee's obligation to the Federal Housing Administrator for mortgage insurance premiums pursuant to the provisions of Title II of the National Housing act and regulations thereunder. The mortgagee shall, on the termination of its obligation to pay mortgage insurance premiums, credit to the account of the mortgagor all payments made under the provisions of this subsection which the mortgagee has not become obligated to pay to the Federal Housing Administrator.

(b) A sum equal to one-twelfth (1/12) of one-half of one per centum ($\frac{1}{2}\%$) of the amount of principal then remaining unpaid under the said note, which sum is more particularly to cover the expenses of handling the monthly payments on account of taxes, assessments and fire and other hazard insurance hereinafter provided for, and to cover the other servicing

Satisfied
BK W
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