

MORTGAGE RECORD T
SKAMANIA COUNTY, WASHINGTON

the mortgagor for the purpose of erecting a church building on the above described real property, which loan the mortgagor agrees to re-pay subject to the contingencies and in accordance with the conditions hereinafter set forth.

The mortgagor covenants and agrees with the mortgagee as follows:

That it is lawfully seized of said real property in fee simple and has good right to mortgage and convey it; that the property is free from all liens and incumbrances of every kind; that it will keep the property free from any incumbrances; that it will pay all taxes and assessments and all lawful charges levied or imposed or that may be levied or imposed on said real property; that it will not permit waste of said property; that it will keep all buildings now or hereinafter erected upon the property in good order and repair and unceasingly insure the same against loss or damage by fire to the full extent of the amount of said contingent loan, and that, in the event the mortgagor shall sell or dispose of said real property it will re-pay the amount of said contingent loan to-wit, \$1,000 out of the proceeds of such sale, provided that if the proceeds of such sale shall not equal or exceed said sum of \$1,000, the mortgagor agrees to accept the full amount of such net proceeds after the deduction of necessary expenses of sale in full satisfaction and settlement of this mortgage.

Should the mortgagor default in any of the foregoing covenants and agreements, and as a consequence thereof the mortgagee shall be compelled to pay any sum to protect its mortgage interests against any charge or incumbrances of said property or on account of any insurance premium, any such amount so paid with interest thereon at the legal rate from date of payment shall be re-payable by the mortgagor on demand and shall also be secured by this mortgage without waiver of any right or other remedy arising from the breach of any of the covenants hereof.

Time is of the essence hereof and if default be made in the payment of the sums hereby secured or in the performance of any of the covenants and agreements herein contained, then this mortgage may be foreclosed.

In any action to foreclose this mortgage or collect any charge growing out of the debt hereby secured or in any suit which the mortgagee may be obliged to defend to protect the unimpaired priority of the lien hereof, the mortgagor agrees to pay a reasonable sum as attorneys fees and all costs and expenses in connection with such suit and also the reasonable cost of searching records, which sums shall be secured hereby and included in any decree of foreclosure.

IN WITNESS WHEREOF, the said mortgagor has caused these presents to be executed by the President and Secretary of its Board of Trustees and thereunto duly authorized and has caused its corporate seal to be hereunto affixed this 13th day of March 1936.

(No corporate seal affixed)

Washington Baptist Convention

By Weldon M. Wilson
President of its Board of Trustees

State of Washington)
County of Pierce) ss.

W. A. Shanks
Secretary of its Board of Trustees

On this 13th day of March, 1936, personally appeared before me, Weldon M. Wilson, to me known to be the President of the Board of Trustees, of the Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath states that he is authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.