

# MORTGAGE RECORD U

## SKAMANIA COUNTY, WASHINGTON

Trustee and the Banker and/or Trustee shall have the right at the expense of Mortgagor to make a thorough investigation and valuation of the property to be sold and of the property for which it is to be exchanged, if an exchange is proposed.

(b) The proceeds of any and all such sales shall be immediately set apart from other income or money of Mortgagor and shall be applied, with the approval of Trustee, to the making of betterments, improvements and/or extensions to the mortgaged property retained by Mortgagor or to the purchase of the property proposed to be purchased in the request for release.

(c) Any new property acquired by Mortgagor to take the place of any property released hereunder shall at once become and be subject to the lien of this mortgage as fully as if the same were specifically described and included herein at this date, and Mortgagor agrees that upon the request of Trustee it will execute any appropriate documents of transfer to fully bring such property within the lien of this trust deed. (Pg. 28)

Banker and/or Trustee may take to its aid such qualified experts or assistants as it deems advisable to investigate and report as to the valuation of the properties which Mortgagor proposes to sell and have released from the mortgage, or which it proposes to purchase either with money or in exchange, all to be done at the expense of Mortgagor.

Section 3. APPLICATION OF FUNDS IN HANDS OF TRUSTEE—So long as there is not in force any declaration of maturity of all bonds then outstanding hereunder, all funds received under this instrument by the Trustee the disposition whereof is not herein otherwise provided for, shall be applied from time to time by the Trustee as follows:

- (a) To the payment of outstanding bonds at their fixed date of maturity; or
- (b) When funds so held by the Trustee shall exceed the amounts due on the next interest paying date and secured hereby, it shall, without awaiting the fixed date of maturity of said bonds, purchase in the open market, either at private sale or upon call for offers, as the Trustee in its discretion may determine, sufficient bonds to exhaust such excess, at prices therefor approved by the Mortgagor, but the maximum price paid therefor shall not exceed the par value of the bonds so purchased, plus accrued interest and the above mentioned premium thereon; or

(c) If within thirty days before the next interest date hereunder the Trustee shall be unable to purchase sufficient bonds, at or below said maximum price, to exhaust the funds in its hands, it is hereby authorized and directed, in the Mortgagor's behalf to use such funds to redeem bonds in the manner hereinabove set forth;

Provided, however, that no part of such funds shall be used to discharge interest on bonds thus paid, purchased or redeemed, the Mortgagor being obligated to furnish other funds for that purpose.

Provided further, that no part of said bonds of the aggregate par value of \$100,000 maturing July 1, 1950, shall be redeemed or retired by Trustee or by or in behalf of Mortgagor or purchased under subdivision (b) of this section until all other bonds issued hereunder, both principal and interest, have been fully paid, redeemed and retired.

### ARTICLE V

#### COMPLETE RELEASE OF MORTGAGE

IF Mortgagor shall (a) pay to the holders thereof, or to Trustee for their benefit, the principal of all bonds then outstanding hereunder and all interest owing thereon, according to their tenor and effect, together with all other debts secured hereby, or (b) deposit with the Trustee cash sufficient to redeem, as herein provided, all bonds then outstanding hereunder and to pay all other debts secured hereby, then in any of such events