

MORTGAGE RECORD U

SKAMANIA COUNTY, WASHINGTON

#25227

Ila I. Graybeal to Lewis Co. Sav. & Loan Assn.

MORTGAGE

THIS MORTGAGE, MADE this 25th day of January, 1938, by Ila I. Graybeal, a widow 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 The 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:

From the center of Section 36 Tp. 3 N.R. 7 E.W.M. West 660 feet, thence South 942 feet to the North side of Rock Creek Hot Springs Road, thence along the North side of said Rock Creek Hot Springs Road as follows; South 33°50' East 246 feet, thence South 42°10' East 130 feet, thence South 60°25' East 190 feet, to the Southeast corner of that tract of land described in mortgage from G. C. Chesser and Nannie Chesser, husband and wife, mortgagors, to Federal Land Bank of Spokane, mortgagee, as recorded at page 78 Book "Q" of Mortgages, records of Skamania County, Washington, thence North 11°19' West 357 feet, thence North 78 feet to the initial point of this tract, thence West 100 feet, thence South 60 feet, thence East 100 feet, thence North 60 feet to the initial point.

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 One Thousand and no/100 Dollars (\$1000.00), 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 Chelalis, Wash. or at such other place as the holder may designate in writing, in monthly installments of Ten and 61/100 Dollars (\$10.61), commencing on the first day of March, 1938, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of the entire indebtedness evidenced by said note, if not sooner paid, shall be due and payable on the first day of February, 1948.

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. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment; and provided further that in the event the debt is paid in full prior to maturity and at that time it is insured under the provisions of the National Housing Act, he will pay to the mortgagee an insurance premium charge of one per centum (1%) of the original principal amount thereof, provided the time of prepayment is more than two years before the maturity date; and an insurance premium charge of one-half of one per centum ($\frac{1}{2}\%$) of the original principal amount thereof, provided that such time of prepayment is two years or less before such maturity date; such payment to be applied by the mortgagee upon the obligation of the mortgagor to the Federal Housing Admin-

Satisfied
BK W
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