

MORTGAGE RECORD U

SKAMANIA COUNTY, WASHINGTON.

holder of this mortgage may have a receiver appointed to take possession of the above described real property pending such action and during the period of redemption after sale of such property, and the rents, issues, profits and crops from said real property during such receivership shall be applied to the costs of such receivership, and the balance to the payment of any deficiency judgment entered in such action and to the payment of any taxes due and unpaid levied against this mortgage and against the above described real property, and should the rents, issues and income from such real property during such receivership not be sufficient to pay the costs of such receivership and the costs of maintenance and operation of said real property, then, and in that event, the holder of this mortgage shall be entitled to have judgment against the first part for such deficiency which shall be a lien against said real property and shall be paid as a part of the charges required to be paid in order to redeem such real property from such sale.

AND SAID first part as an essential part of this mortgage, hereby agree to insure and to keep insured, the buildings located upon said premises, in some reputable insurance company authorized to do business in the State of Washington, the sum of \$2400.00, loss if any, payable to said second party, as its interest may appear.

AND IT IS EXPRESSLY AGREED, and said first parties hereby consent, that in case of foreclosure and sale of said property thereunder, and the application of the proceeds of said sale, properly applicable, to the satisfaction of the sum due upon said notes hereby secured, including interest, attorney's fees, and reasonable abstracting charges, costs and all taxes that may be assessed against said property, there remain any part unsatisfied, that deficiency judgment for such amount remaining unsatisfied, may be entered against the parties of the first part.

THE FOREGOING COVENANTS BEING PERFORMED this conveyance shall be void; otherwise to be and remain in full force and effect.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 16 day of April, 1938.

Signed, Sealed and Delivered in the presence of:

Howard E. Ericson

Leona F. Ericson

STATE OF WASHINGTON)
) ss.
County of Klickitat,)

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 19 day of April, 1938, personally appeared before me Howard E. Ericson and Leona F. Ericson, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 19th day of April, A.D., 1938.

(Notarial seal affixed)

Curtis Adams
Notary Public in and for the
State of Washington, residing
at White Salmon, in said County.

Filed for record April 25, 1938 at 11-05 a.m. by Raymond C. Sly.

Mabel J. Vasse
Skamania County, Clerk-Auditor.