

MORTGAGE RECORD U

SKAMANIA COUNTY, WASHINGTON

ledged, do hereby grant, bargain, sell, convey and warrant unto the said mortgagee, her heirs and assigns, all of the following bounded and described real property situated in Skamania County, State of Washington, to-wit:

Lot six (6) in block five (5) of Rose Lawn Extension Addition to the Town of Stenson, Skamania County, Washington, according to the official plat thereof on file and of record in the office of the County Auditor of Skamania County, Washington.

Also, the following described personal property being in the residential building situated on the above described lots:

- One (1) overstuffed chair:
- One (1) Breakfast set, consisting of table and four (4) chairs.
- One (1) Electric Washing Machine
- One (1) Cook Stove
- One (1) Rocking chair.

This conveyance is intended as a mortgage to secure payment of the sum of Twenty Eight Hundred (\$2,800.00) Dollars, lawful money of the United States, together with interest thereon at the rate of Three (3) per cent. per annum from date until paid according to the terms and conditions of one (1) certain promissory note, bearing even date herewith, made by John M. Walter and Winnifred Walter, his wife, payable in monthly installments of not less than Seventeen (\$17.00) Dollars each to the order of Winifred Osburn Brown and these presents shall be void if such payment be made according to the terms and conditions thereof; provided, that when the sum of \$120.00 has been paid upon said promissory note the personal property above described shall be released from the lien of this mortgage.

The mortgagors, for the consideration aforesaid, hereby covenant and agree with the above named mortgagee as follows:

- (a) That they are the owner in fee simple of all of the above described and granted premises.
- (b) That said premises are free from encumbrances.
- (c) That they will pay the aforesaid promissory note, principal and interest, promptly when the same becomes due, according to the terms thereof, but that no separate or deficiency judgment shall be taken upon said promissory note.
- (d) That so long as said note remains unpaid, in whole or in part, they will pay all taxes, bonded liens, special assessments and other charges of every nature which now exist or may hereafter be levied, assessed or become charged against said property, or any part thereof, when due, and according to law, and before the same or any thereof become delinquent and before any penalties or interest accrues thereon.
- (e) That they will not permit any mechanic's or other liens having preference over the lien of this mortgage to be filed or to become established against said property or any part thereof.
- (f) That they will keep the buildings on said land in good repair, and insured in favor of the mortgagee during all the time said note remains unpaid, in a sum of not less than \$2,800.00, in some reliable insurance company, satisfactory to the mortgagee, against loss or damage by fire, and the policy of insurance may be retained by the mortgagee until said note is fully paid, and the mortgagors will pay all premiums thereon, when due.

If the mortgagors herein shall pay the aforesaid promissory note and all installments of interest thereon, when due, and shall satisfy and punctually comply with each and all of the covenants therein and herein set forth on their part to be kept and performed, in the manner herein stated, then this conveyance shall be void, but otherwise, shall remain in full force and virtue as a mortgage to secure the payment of said note, principal and interest, according to the terms thereof, and the performance of each and all of the covenants and undertakings on the part of the mortgagors herein contained.

Made & Signed by me a mortgagee
 Winifred Osburn Brown
 1838th