

Hundred Seventy-eight and 00/100 Dollars, lawful money of the United States, together with interest thereon at the rate of eight per cent per annum upon delinquent installments, from the date of maturity, according to the terms and conditions of one certain promissory note, bearing date October 23, 1941, made by the parties of the first part, payable in monthly installments of not less than \$42.00, commencing November 10th, 1941, and a like payment on the 10th day of each month thereafter, until the whole sum, principal and interest, has been paid, to the order of Bank of Stevenson, and these presents shall be void if such payment be made according to the terms and conditions thereof. But in case default be made in the payment of the principal or interest of said promissory note, or any part thereof, then the said party of the second part, its successors or assigns may immediately thereafter, in the manner provided by law, foreclose this mortgage for the whole amount due upon said principal and interest, with all the other sums hereby secured.

In any suit or other proceeding which may be had for the recovery of the amount due, on either said note or this mortgage, said party of the second part, its successors or assigns shall have the right to have included in the judgment which may be recovered a reasonable sum as attorneys fee, to be taxed as part of the costs in such suit as well as all payments which said party of the second part, its successors or assigns may be obliged to make for its or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

The parties of the first part agrees to keep the dwelling house now occupied by mortgagors insured in the sum of at least One Thousand Dollars, payable to the party of the second part as its interest may appear.

In case of the foreclosure of this mortgage, the party of the second part, its successors or assigns shall be entitled to have entered in such foreclosure suit a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, insurance or other lawful assessments after applying the proceeds of the sale of the premises above described to the payment thereof, and to the costs of such foreclosure suit.

It is understood and agreed that the mortgagors are offering parcels of land within the bounds of the premises described herein for sale and that various options and contracts on small tracts of land are now outstanding. It is understood and agreed that monies payable upon said options and contracts shall be paid to the mortgagee to apply as credit hereon and that upon completion of any bonafide sale and payment to the mortgagee of the full consideration therefore received subsequent to the date hereof a release of the premises so sold shall be executed by the mortgagee and delivered to the mortgagors.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

J. R. Phillips (SEAL)

Bertha A. Phillips (SEAL)

STATE OF WASHINGTON)
County of Skamania) ss.

I, Raymond C. Sly, a Notary Public in and for said State, do hereby certify that on this 23rd day of October, 1941, personally appeared before me J. R. Phillips and Bertha A. Phillips, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged to me 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 the day and year in this certificate first above