

PIONEER, INC., TACOMA—156769

#31850

Edwin S. Leonard et ux to Bank of Stevenson

This Indenture, made this 8th day of July in the year of our Lord one thousand nine hundred and forty-two between Edwin S. Leonard by Lois M. Leonard his attorney in fact, and Lois M. Leonard, his wife, parties of the first part, and Bank of Stevenson, a corporation, party of the second part:

Witnesseth, That the said parties of the first part, ^{for} and in consideration of the sum of Five Hundred Four and 00/100 Dollars, lawful money of the United States, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, Grant, Bargain, Sell, Convey and Warrant unto the said party of the second part, and to their heirs and assigns, the following described tract or parcel of land, lying and being in the County of Skamania, and State of Washington, and particularly bounded and described as follows, to-wit:

Beginning at a point on the northerly right of way line of State Highway No. 8 145.2 feet South and 286.7 feet east of the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19 Twp. 2 N. R. 7 E. W. M. and running thence North 322.3 feet; thence East 164.3 feet; thence South 208.2 feet to the Northerly right of way line of State Highway No. 8, thence S. 55° 13' W. 200 feet along said right of way line to the place of beginning.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging.

This conveyance is intended as a mortgage to secure the payment of Five Hundred Four and 00/100 Dollars, lawful money of the United States, together with interest on delinquent payments at the rate of 8 per cent per annum, from date until paid, according to the terms and conditions of one certain promissory note, bearing date July 8th, 1942, made by the parties of first part payable in monthly installments of \$21.00 each commencing August 8, 1942 after date 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, when the same shall become due and payable, according to the terms and conditions thereof, or in case of failure to pay taxes and assessments before delinquency, 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 attorney's fees, 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 and 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 agree to keep the property insured in the sum of \$500.00 payable to the party of the second part as their interests 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.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in

Edwin S. Leonard (seal)
By Lois M. Leonard, his attorney in fact