

YAKIMA BINDERY & PTO. CO. 18797

66 2/3 rods South of the Northeast Corner of the Southeast Quarter of said Section Eighteen, thence running West 320 rods to the Township line between Ranges Nine and Ten East of the Willamette Meridian, thence South on said Township line, 93 1/3 rods to the Southwest corner of said Section Eighteen, thence East on the Section line between Sections Eighteen and Nineteen, to the Southeast corner of said Section Eighteen, thence North, along the Section line between Sections Seventeen and Eighteen a distance of 93 1/3 rods to the place of beginning.

Subject to existing rights of way for electric transmission lines and public roads as same now exist over and across said property.

Subject to rights, if any, of Underwood Heights Congregational Church in one acre of land as reserved in deed recorded in Volume V of deeds at pages 269 and 270, records of Skamania County, Washington,

together with the tenements, hereditaments, rights, privileges and appurtenances, now or hereafter belonging to or used in connection with the above described premises; and all plumbing, lighting, heating, cooking, cooling, ventilating, elevating, watering and irrigating apparatus and fixtures, now or hereafter belonging to or used in connection with the above described premises; and together with all waters and water rights of every kind and description and however evidenced or manifested, which now or hereafter may be appurtenant to said premises or any part thereof, or incident to the ownership thereof, or any part thereof, or used in connection therewith; and together with all of the rents, issues and profits of the mortgaged property.

This mortgage is given as security for the performance of the covenants hereinafter contained and for payment to the mortgagee at his (the Commissioner's) office in the City of Spokane, State of Washington, of the debt evidenced by one promissory note executed by the mortgagors to the order of the mortgagee of even date herewith, for the principal sum of \$2102.12, together with interest thereon at the rate of five per cent per annum from the date hereof until paid, payable semi-annually on the whole of said principal sum from time to time remaining unpaid; the principal sum being due in semi-annual installments of \$52.53 each, beginning on October 1st, 1943, the last of such installments being due on April 1st, 1963; the mortgagors having the privilege of paying at any time one ^{or} more installments of principal or the entire unpaid balance of said principal sum; said note providing for the payment of a reasonable attorney's fee in addition to other costs of suit thereon, and further providing that principal payments in addition to those therein contracted to be made shall operate to discharge the debt evidenced thereby at an earlier date and shall not reduce the amount or defer the due date of any installment of principal therein provided.

Each of the mortgagors covenants that they are lawfully seized of said premises in fee simple, have good right and lawful authority to convey and mortgage said premises in the manner and form as aforesaid, and that said premises are free from encumbrances, except as herein stated, and each of the mortgagors shall and will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and this covenant shall not be extinguished by any foreclosure hereof, but shall run with the land.

And each of the mortgagors further covenants and agrees:

To pay all debts and moneys secured hereby, when from any cause the same shall become due;

Not to permit or suffer any lien or encumbrance except as hereinafter provided prior to the lien of this mortgage or any charge which may ripen into a lien against said premises to exist against the same;

To pay all taxes and assessments upon said premises and all sums becoming due under any prior encumbrance to which this mortgage is made junior as hereinafter provided before the same become delinquent and to procure and deliver to the mortgagee before any interest or penalty thereon shall begin to run or accrue, the official receipt of the proper officer or person showing payment thereof;