

205 BINDER & PTO. CO. 187897

of the covenants and agreements herein contained; it being agreed that any failure to make any of the payments provided for in said note or this mortgage when the same shall become due or payable, or to perform any agreement herein contained, shall give to the mortgagees the option to declare the whole amount unpaid on said note or secured by this mortgage, at once due and payable and this mortgage by reason thereof may be foreclosed at any time thereafter. If the said mortgagors shall fail to pay any taxes or other charges or any lien or insurance premium as herein provided to be done, the mortgagees shall have the option to pay the same and any payment so made shall be added to and become a part of the debt secured by this mortgage, and draw interest at the rate of ten per cent per annum, without waiver, however, of any right arising from breach of any of the covenants herein.

That in case suit or action is commenced for foreclosure of this mortgage, the mortgagors shall pay a reasonable sum to be determined by the Court, for an abstract of title of the mortgaged premises, or a continuation of any such abstract as may have been heretofore furnished by the mortgagors;

And in the event of such suit or action being instituted, the mortgagor ____ and assigns shall also pay such sum as the Court shall consider reasonable as attorney's fees for the benefit of the plaintiff, in addition to the costs and disbursements provided by statute.

And in case of foreclosure of this mortgage a deficiency judgment may be taken at the option of the holder hereof.

In Witness Whereof, the said mortgagors have hereunto set their hands and seals the day and year first above written.

Executed in the presence of

Otis Shepardson
Edith Shepardson

(seal)
(seal)

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss

This is to certify that on this 13th day of October A. D. 1944 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Otis Shepardson and Edith Shepardson, husband and wife who are known to me to be the identical persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same.

In Testimony Whereof, I have hereunto set my hand and notarial seal the day and year last above written.

(Notarial seal affixed)

Raymond C. Sly
Notary Public for Washington residing at
Stevenson. My commission expires January 31
1947.

Filed for record October 23, 1944 at 10-00 a.m. by Grantee

Mabel J. Jase
Skamania County Auditor.

#33677

Bank of Stevenson to J. R. Phillips et ux

Satisfaction of Mortgage

Bank of Stevenson, a corporation, the owner and holder of that certain mortgage dated December 23, 1943, executed by J. R. Phillips and Bertha A. Phillips, husband and wife, and recorded in the office of the County Auditor of Skamania County, Washington on the 28th day of December 1943 in Volume "W" of Mortgages at page 130, does hereby certify that the same has been fully satisfied and discharged, and hereby authorizes the said County Auditor to enter full satisfaction thereof of record.