

a copy, to-wit:

\$500.00

Vancouver, Wash., January 22nd, 1946.

January 22nd. 1947 after date, without grace, for value received we jointly and severally promise to pay Freeman Johnson Co. or order at Vancouver, Washington Five Hundred & no/100 Dollars with interest from date until paid, at the rate of six per cent per annum, interest payable semi-annually, and if not so paid, the whole sum of both principal and interest to become immediately due and collectible at the option of the holder of this note. If not so collected, the interest to be added to and become part of the principal, and the same to bear interest thereafter, until paid, at the rate of six per cent per annum. Principal and interest payable in lawful money of the United States. And in case action is commenced to enforce payment of this note or any portion thereof we jointly and severally, promise to pay such additional sum as the Court may adjudge reasonable as attorney's fees. It is especially agreed and consented to that a deficiency judgment may be taken in a suit upon this note.

P. O.  
Due 1/22/47

Galen V. Bush  
Ella M. Bush

The mortgagors covenant with the mortgagee as follows: That they are the owners in fee simple of all the above described real estate and that all of the same is unincumbered; that they will, during the continuance of this mortgage, permit no waste of said premises; pay before delinquency all lawful taxes and assessments upon said lands and keep the same free of all other encumbrances which impair the mortgagee's security; keep the buildings thereon in good repair and continuously insured by some responsible insurance company or companies to be designated by the mortgagee for at least insurable value Dollars, for the mortgagee's protection, and cause all insurance policies to be endorsed and delivered to the mortgagee.

Should the mortgagors fail to keep any of the foregoing covenants, then the mortgagee may perform them, without waiving any other right or remedy herein given for any such breach; and all expenditures in that behalf shall be secured by this mortgage, and bear interest at the rate of ten per cent per annum, and be repayable by the mortgagors on demand.

In case of default in the payment of any installment of said debt, or of a breach of any of the covenants herein contained, then the entire debt hereby secured shall, at the mortgagee's option, become immediately due without notice, and this mortgage may be foreclosed. Any installment not paid when due shall bear interest at the rate of ten per cent per annum until paid and shall be secured hereby.

The mortgagors shall pay the mortgagee a reasonable sum as attorney's fees in any suit that may be lawfully brought for the foreclosure of this mortgage, and in any suit which the mortgagee, to protect the lien hereof, is obliged to defend; and shall pay such reasonable cost of searching records and abstracting the same as may necessarily be incurred in foreclosing this mortgage or defending the same; which sums shall be secured hereby and may be included in the decree of foreclosure.

The mortgagors consent to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale of said property.

The mortgagors, their grantees, or assigns, expressly waive any and all exemptions allowed by law, including homestead right, and agree to give the mortgagee, or its assigns, immediate possession of the property upon the issuance of a Sheriff's Certificate of Purchase, and that, in the event of sale, or assignment of said property by the mortgagor, that the grantee or vendee must assume and agree to pay this mortgage, and in the event that it is not done the whole of said mortgage shall at once become due and payable at the option of the mortgagee.

Dated at Vancouver, Washington, January, 22", A. D. 1946.

Witnesses:

Galen V. Bush  
Ella M. Bush

STATE OF WASHINGTON )  
( ss  
COUNTY OF CLARK )