

to be the true Southerly and Westerly boundary of the tract conveyed herein wherever the same conflict;

Together with all of the right, title and interest of the grantors to spring and pipe line mentioned in deed from Otto Krogstad recorded at page 190, book "Y" of deeds, records of Skamania County, Washington, less such interest conveyed to Anton Knopski and Juanita B. Knopski by instrument dated January 12th, 1938 and recorded at page 538, book "Z", deed records of Skamania County;

Excepting therefrom the following:

Commencing at the Southeast corner of the Jack Haffey 0.67 acre tract, said point being 2884.76 feet west and 1254.01 feet South of the Northeast corner of Section 11, Township 1 North Range 5 East of the Willamette Meridian and running thence South 27 deg. 32 min East 379.2 feet to the Southwest corner of the Jack Haffey 6.64 acre tract; thence South 55 deg. 59 min West 108.5 feet; thence North 44 deg. 31 min. West 451.4 feet; thence North 72 deg. 00 min. East 243.0 feet to point of beginning, containing 1.55 acres more or less; and

Subject to easement conveyed to Northwestern Electric Company for power line and subject to mutual agreement with respect to easement for flowage of Duval Creek described in deed to Otto O. Krogstad recorded at page 581, book "Z" of deeds, records of Skamania County, Washington.

Together with all right and interest therein, now owned or hereafter acquired, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including, but not limited to, all heating, plumbing, lighting and ventilating apparatus, appliances or fixtures in or about any building now located on said premises or hereafter placed thereon, together with any and all renewals, betterments, additions or substitutions thereto, all of which said apparatus, appliances or fixtures are deemed by and between the parties hereto to constitute a part of the realty.

This mortgage is given and intended as security for the payment of the principal sum of Thirty Seven Hundred Fifty and No/100 Dollars (\$3750.00), together with interest thereon in accordance with the terms of a certain promissory note of even date herewith, executed and delivered by the mortgagor in favor of the mortgagee, or its order, and any renewals or extensions thereof, principal payable 38.00 monthly including interest

The mortgagors covenant and agree with the mortgagee that they will:

(1) Forever warrant the title to all of the said premises to be free and clear of all liens and encumbrances other than this mortgage, and will execute and deliver any further necessary assurances of title thereto;

(2) Promptly pay the principal and interest of said indebtedness in accordance with the terms of said promissory note or any renewals or extensions thereof;

(3) Pay and discharge, as the same become due and payable, and prior to delinquency, all taxes, assessments, water rates or other charges of whatever kind and character, whether similar or dissimilar to those hereinabove specified, which are now or may hereafter be levied or assessed against or become liens upon the above described premises or any part thereof, or upon this mortgage or the money or debt secured hereby, until all of the said indebtedness secured by these presents is fully paid and satisfied;

(4) Maintain, preserve and keep all of the property mortgaged hereunder in good order and repair and will not commit waste; and

(5) Keep the mortgaged property continually insured against loss or damage by fire to the full insurable value thereof in a reliable insurance company or companies satisfactory to the mortgagee, and cause all of said policies to be endorsed and assigned to and deposited with mortgagee; pay all premiums thereon as the same become due and payable, and cause to be attached to said policies loss payable clauses in favor of and upon forms acceptable to mortgagee and any money received by or paid to mortgagee on account of said policies may be applied by it at its option either toward the payment of the then outstanding indebtedness or toward the replacing or restoring of the mortgaged premises.

In the event of a breach of any of the aforesaid agreements or covenants, the mortgagee, its successors or assigns, may, but shall not be obligated to, pay any sums or per-