

#32854

A. Hylton et ux to Bank of Stevenson

This Indenture, Made this 1st day of October in the year of our Lord one thousand nine hundred and forty three between A. Hylton and Leota P. Hylton, 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 fifty and no/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 its successors 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 which is 801.1 feet south and 919.18 feet west of the northeast corner of section 21 tp 2 N R 7 E. W. M. and running thence N 0° 48' W 360 feet, thence N 79° 51' W 344.64 feet to a point which is the true point of beginning of the tract herein described; and running thence N 0° 48' W 30 feet, thence S 79° 51' E 60.22 feet, thence S 9° 18' E 31.24 feet, and thence N 79° 51' W 64.92 feet to the place of beginning, the said tract being designated as Lot 20 in Block 13 of the unrecorded plat of North Bonneville, Skamania County, Washington.

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 fifty and no/100 Dollars, lawful money of the United States, together with interest thereon at the rate of eight per cent per annum from maturity of delinquent installments until paid, according to the terms and conditions of one certain promissory note, bearing date October 1st, 1943, made by A Hylton and Leota P. Hylton payable in installments of \$20.00 per month commencing November 1st 1943 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, the sum that the court may adjudge reasonable 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 its 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 hand