

STATE OF O R E G O N)
County of Washington) ss.

I, W. E. Kidder, a Notary Public in and for the said State, do hereby certify that on this _____ day of June _____ personally appeared before me Vernon Ellson and Ella Ellson, husband and wife to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal Affixed)

W. E. Kidder
Notary Public in and for the State of ORE.
residing at Tigard in said County
MY COMMISSION EXPIRES - Oct. 15, 1948

Filed for record July 1, 1947 at 9-45 a.m. by R. O. Torland.

John C. Wachter
Skamania County Auditor

#36809

William L. Hutcheson et ux et al to Carson Lumber Company

REAL ESTATE MORTGAGE

THE MORTGAGORS William L. Hutcheson and Annette S. Hutcheson, husband and wife, and Elizabeth H. Beadle, a single woman, hereinafter referred to as the mortgagor, mortgages to Carson Lumber Company, Inc. the following described real property situated in county of Skamania, State of Washington:

Lots 10 and 11, Block A of the Original Town of Carson, Washington, according to the official plat thereof on file and of record in the office of the auditor of Skamania County, Washington.

together with the appurtenances, and all awnings, screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus and fixtures now or hereafter belonging to or used in connection with the property, all of which shall be construed as a part of the realty.

To secure the performance of the covenants and agreements hereinafter contained, and the payment of SEVEN THOUSAND and no/100 Dollars with interest from date until paid, according to the terms of one certain promissory note bearing even date herewith.

The mortgagor covenants and agrees with the mortgagee as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it; that the property is free from all liens and incumbrances of every kind; that he will keep the property free from any incumbrances prior to this mortgage; that he will pay all taxes and assessments levied or imposed on the property and/or on this mortgage or the debt thereby secured, at least ^{ten} days before delinquency, and will immediately deliver proper receipts therefor to the mortgagee; that he will not permit waste of the property; that he will keep all buildings now or hereafter placed on the property in good order and repair and unceasingly insured against loss or damage by fire to the extent of the full insurable value thereof in a company acceptable to mortgagee and for the mortgagee's benefit, and will deliver to mortgagee the policies, and renewals thereof at least five days before expiration of the old policies.

Should the mortgagor default in any of the foregoing covenants or agreements, then the mortgagee may perform the same and may pay any part or all of principal and interest of any prior incumbrance or of insurance premiums or other charges secured hereby, and any amount so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgagor on demand, and shall also be secured by this mortgage without waiver of any right or other remedy arising from breach of any of the covenants hereof.