

# MORTGAGE RECORD-X

SKAMANIA COUNTY, WASHINGTON

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PIONEER, INC., TACOMA-177183

Witnesseth: That the mortgagor mortgages to the mortgagee, its successors and assigns, the following-described property, situated in the County of Skamania, and State of Washington, to wit:

Beginning at the southwest corner of Lot 10 of Stevenson Park Addition, according to the official plat thereof recorded at page 38 Book "A" of Plats, records of Skamania County, Washington; thence East 225.0 feet; thence N. 30° 40' W. 129.7 feet to the initial point of survey; thence from said initial point North 70° 18' East 200 feet thence North 35° 20' West 200 feet thence South 70° 18' West to intersection with the Easterly side of the John's Road (westerly line of property described in deed recorded at page 10 Volume 27 Deed records of Skamania County, Washington) thence southerly along road to place of beginning.

together with all tenements and hereditaments belonging or appertaining thereto, and all rents, issues and profits thereof (provided, however, that the mortgagor shall be entitled to collect and retain the said rents, issues and profits until default hereunder), and all fixtures now or hereafter attached to or used in connection with the premises herein described; and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned; and together with all interest therein of the mortgagor and that is hereafter acquired by him, to secure the payment of the principal sum of One Thousand Three Hundred and no/100 Dollars (\$1,300.00), as evidenced by a certain promissory note of even date herewith and the terms of which are incorporated herein by reference, with interest from date at the rate of Four per centum (4%) per annum on the balance remaining from time to time unpaid; the said principal and interest to be payable at the office of Camas Branch, The National Bank of Commerce of Seattle in Camas, Washington or at such other place as the holder may designate in writing delivered or mailed to the mortgagor, in monthly installments of Seven and 88/100 Dollars (\$7.88), commencing on the first day of October, 1947, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of the entire indebtedness evidenced by said note, if not sooner paid, shall be due and payable on the first day of September, 1967.

And the mortgagor does hereby covenant that he is lawfully seized of an indefeasible estate in fee (or such other estate, if any, as is stated hereinbefore); that said premises are free of any encumbrances except as herein otherwise recited; that he hereby warrants the usual covenants to the same extent as a statutory warranty deed under the laws of the State of Washington and all covenants herein made, and that he will defend against any breach of any or all of the same.

The mortgagor further covenants and agrees as follows:

1. That he will pay the indebtedness, as hereinbefore provided. Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less.

2. In order more fully to protect the security of this mortgage, the mortgagor, together with, and in addition to, the monthly installments of principal and interest payable under the terms of the note secured hereby, on the first day of each month until the said note is fully paid, will pay to the mortgagee:

(a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee, and of which the mortgagor is notified) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments