

MORTGAGE RECORD-X

SKAMANIA COUNTY, WASHINGTON

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PIONEER, INC., TACOMA-177183

money of the United States of America of the present standard value, due ___ with interest from date until paid at the rate of five per cent per annum, payable monthly; all according to the terms of one certain promissory note of even date herewith given by the mortgagors to the mortgagees, bearing interest payable at the rates and terms as aforesaid, as follows \$2000.00

Portland, Oregon September 3rd, 1947

For value received I promise to pay to the order of Thomsas Longbotham and Edith Longbotham at ___ Two Thousand and No/100 DOLLARS, in lawful money of the United States of America, with interest thereon in like lawful money at the rate of five per cent, per annum from date until paid, payable in monthly installments of not less than \$50.00 in any one payment, including the full amount of interest due on this note at time of payment of each installment, The first payment to be made on the first day of October, 1947, and a like payment on the first day of each month thereafter, until the whole sum, principal and interest, has been paid, if any of said installments are 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. In case suit or action is instituted to collect this note, or any portion thereof, I promise to pay such additional sum as the Court may adjudge reasonable as attorney's fees in said suit or action.

Due _____, 19____.

F. L. Tershin

At _____

Gertrude G. Tershin

No. _____

This indenture is further conditioned upon the faithful observance by the mortgagors of the following covenants hereby expressly entered into by the mortgagors, to-wit:

That they are lawfully seized of said premises, and now have a valid and unencumbered fee simple title thereto, and that they will forever warrant and defend the same against the claims and demands of all persons whomsoever;

, That they will forthwith pay any liens or encumbrances now existing upon said premises superior to this mortgage;

That they will pay the said promissory note and all installments of interest thereon promptly as the same become due, according to the tenor of said note;

That so long as this mortgage shall remain in force they will pay all taxes, assessments and other charges of every nature which may be levied or assessed upon or against the said premises when due and payable, according to law, and before the same become delinquent, and will also pay all taxes which may be levied or assessed on this mortgage or the debt thereby secured, and will promptly pay and satisfy any mechanic's liens or other liens or encumbrances that they might by operation of law or otherwise become a lien upon the mortgaged premises superior to the lien of this mortgage, and will deliver all receipts therefor to the mortgagees;

That they will keep all the improvements erected on said premises in good order and repair and will not commit or suffer any waste of the premises hereby mortgaged;

That they will insure and keep insured the buildings now or hereafter on the said premises against damage or loss by fire for at least ___ Dollars, in such company or companies as the mortgagees shall require, for the benefit of the mortgagees as their interest may appear, and that such insurance, together with all other insurance on said premises, and the policies evidencing the same shall be delivered and made payable to and retained by the mortgagees, and at any time said mortgagees may, at the expense of the mortgagors, cancel and surrender any or all of said policies and substitute therefor policies for like amount in such company or companies as it may select, and in case of foreclosure, the mortgagors