

MORTGAGE RECORD-X

SKAMANIA COUNTY, WASHINGTON

33

PIONEER, INC., TACOMA—177183

Lot 12, Block 3 of Summit Park Addition to the City of Vancouver, Washington, according to the duly recorded plat thereof, Clark County Washington.

ALSO, the following described real property in Skamania County, State of Washington:

The East half of the Northeast quarter of Section Seven, Township 1 North of Range Five, East of the Willamette Meridian.

All of which real property is situated in the Counties of Clark and Skamania, State of Washington.

The lien of this mortgage shall also extend to and shall cover any future interest that the Mortgagors may acquire in the said real property, and also all future equipment, appurtenances, or fixtures, attached to or becoming a part thereof, as such equipment and appurtenances are hereinafter described, and also the rentals, issues and profits of the mortgaged property.

The debt secured by this mortgage is in the principal sum of \$2500.00, payable in 120 monthly installments of \$27.76 each, and the debt secured hereby matures in full on the 10th day of December, 1956, all in accordance with the terms and conditions of one certain promissory note evidencing this debt, which note is of even date with this mortgage and is made, executed and delivered by the Mortgagor to the Mortgagee concurrently with this mortgage, and as a part of this contract.

Also this mortgage lien shall continue in force and exist as security for any and all other advances which may hereafter be made by the Mortgagee to the Mortgagor, and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the Mortgagor to the Mortgagee.

The Mortgagor covenants that he is the owner of the above described premises; that the same are now clear of incumbrance; that he will keep the buildings and other destructible property covered by this mortgage, insured against loss by fire, in a sum at least equal to the Mortgagee's appraised value thereof; such insurance contract shall be issued by a responsible insurance company, and the policy evidencing the same shall be delivered into the possession of the Mortgagee. The said policy shall be endorsed by the Mortgagor and shall contain an appropriate clause providing that the loss thereunder, if any, shall be payable to the Mortgagee, in accordance with its interest at the time of loss. The Mortgagor further covenants that he will pay promptly all premiums on such insurance; and that he will pay promptly and before delinquency any and all installments of taxes, special assessments and other government^{al} levies, which may hereafter be levied against or become a lien upon this mortgaged property; that he will keep the buildings and appurtenances on the said property in a good state of repair, all to the effect that the value of the said property shall not be impaired during the life of this mortgage.

The Mortgagor further covenants and agrees that any and all electric wiring, furnace and heating systems, including water heaters, burners, fuel storage bins and tanks, the plumbing, ventilating, water and irrigation systems, the screens and screen doors, built in mirrors, cupboards, cabinets, and other things of like or similar character, and all trees and garden shrubs, shall be considered as, and in case of foreclosure of this mortgage, adjudicated to be, fixtures, and a part of the mortgaged property, and shall pass to the purchaser at any execution sale resulting from a foreclosure of this mortgage, and in the absence of foreclosure, and during the life of this mortgage, none of such items shall be removed, nor their value in any way impaired, by the Mortgagor or his successor.

The mortgagor further covenants and agrees that the loan secured by this mortgage is made upon the personal character and integrity of the Mortgagor, as well as upon the security offered, and that therefore he will not convey this mortgaged property, or any

Partial Release by file no 37603
Recorded May 1956 X - pg 388
Mortgage 3, 1948
By 2.014.01