

Given under my hand and official seal the day and year last above written.

(Notarial seal affixed)

Jos. Gregorius  
Notary Public in and for the State of Wash-  
ington, residing at Carson.

Filed for record February 20, 1948 at 3:40 p.m. by Bill Birkenfeld.

*John C. Shacht*  
Skamania County Auditor.

#37568

Joe S. Zimmerman et ux to Bank of Stevenson

MORTGAGE

THE MORTGAGORS Joe S. Zimmerman and Wynne B. Zimmerman, husband and wife, herein-  
after referred to as the mortgagor, mortgages to Bank of Stevenson, a corporation, the  
following described real property situate in the county of Skamania, State of Washington:

Lots Sixteen (16) Block Three (3) Bender's Addition to North Bonneville, accord-  
ing to the official plat thereof on file and of record in the office of the Aud-  
itor 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 SIX HUNDRED FORTY 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. The mortgagee shall be the sole judge of the validity of any tax, assessment  
or lien asserted against the property, and payment thereof by the mortgagee shall establish  
the right to recover the amount so paid with interest.

Time is of the essence hereof, and if default be made in the payment of any of the sums  
hereby secured, or in the performance of any of the covenants or agreements herein contained,  
then in any such case the remainder of unpaid principal, with accrued interest and all  
other indebtedness hereby secured, shall at the election of the mortgagee become immedia-  
tely due without notice, and this mortgage may be foreclosed.

*Satisfied*  
BKR  
Pg 290