

MORTGAGE RECORD-X

SKAMANIA COUNTY, WASHINGTON

PIONEER, INC., TACOMA-177183

ner of said Lot 2; thence Southerly along the East line of said Lot 2 to the place of beginning, which parcel was heretofore deeded by E. A. Franz to Amos Underwood; and except further that portion of Lot 2 and lot 3 (said lot 3 being hereinafter described) heretofore deeded by the first parties to the State of Washington, being across the south end of Lots 2 and 3; ALSO that portion of the Lot 3 of the Twnsite of Underwood as laid out and platted as follows: Beginning at the SE corner of said Lot 3, running thence in a Westerly direction along the South line of said Lot 3, three feet and 10 inches, thence in a Northerly direction in a straight and direct line to the NE corner of said Lot 3, thence in a Southerly direction, along the Eastline of said Lot 3 to the place of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said party of the second part his heirs and assigns forever. And the said parties of the first part covenant that they are the lawful owners in fee simple of the above described premises, and that they are free from all liens and incumbrances whatsoever

THIS MORTGAGE is given to secure the payment of the sum of \$20,000.00 with interest/ thereon at the rate of 4½ per cent per annum, principal and interest payable according to the terms of one certain promissory note dated as of even date herewith, payable in monthly installments, payable to the second party hereto;

And the said first parties covenant_____ and agree to pay all taxes that are now, or may hereafter be assessed against said premises and against this Mortgage; and these presents shall be void if such payments are made. But in case default be made in the payment of the said principal, or interest, or in any part of either, as in said note provided, or in payment of said taxes, or in any part thereof, then the said party of the second part, his heirs or assigns, are hereby empowered to sell the premises above described, with all and every one of the appurtenances, or any part thereof, in the manner prescribed by law; and out of the money arising from said sale to retain the whole of said principal and interest, whether the same shall then be due or not, together with the costs and charges of making such sale, including a reasonable amount of attorney's fees, and reasonable abstracting charges; and the overplus, if any there be, shall be paid by the party making such sale, upon demand, to the parties of the first part, their heirs or assigns.

AND SAID first parties as an essential part of this mortgage, hereby agree to insure and to keep insured, the buildings located upon said premises, in some reputable insurance company authorized to do business in the State of Washington, the sum of \$20,000.00, loss if any, payable to said second party, as his interest may appear.

AND IT IS EXPRESSLY AGREED, and said first parties hereby consent, that in case of foreclosure and sale of said property thereunder, and the application of the proceeds of said sale, properly applicable, to the satisfaction of the sum due upon said note hereby secured, including interest, attorney's fees, and reasonable abstracting charges, costs and all taxes that may be assessed against said property, there remain any part unsatisfied, that deficiency judgment for such amount remaining unsatisfied, may be entered against the parties of the first part.

THE FOREGOING COVENANTS BEING PERFORMED this conveyance shall be void; otherwise to be and remain in full force and effect.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 13th day of November, 1946.

Signed, Sealed and Delivered in the presence of:

R. S. Barber

Witness

Geo. E. Balsiger

(SEAL)

Elizabeth S. Balsiger

(SEAL)

STATE OF WASHINGTON)
(ss.
County of Klickitat)

I, R. S. Barber, a Notary Public in and for the said State, do hereby certify that on this 13th day of November, 1946, personally appeared before me GEO. E. BALSIGER, and