

## MORTGAGE RECORD—X

SKAMANIA COUNTY, WASHINGTON

ELIZABETH S. BALSIGER, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of November A.D., 1946.

R. S. Barber

(Notarial Seal Affixed)

Notary Public in and for the State of Washington  
residing at White Salmon in said County

Filed for record January 23, 1947 at 9-00 a.m. by W. Glover

*John E. Schutte*  
Skamania County Auditor

#36316

Charles G. Vester et ux to Bank of Stevenson

REAL ESTATE MORTGAGE

THE MORTGAGOR Charles G. Vester and Ruby M. Vester, husband and wife, hereinafter 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:

Commencing at the SW cor. of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  Sec. 20, Twp. 3 N. R. 8 E W.M. thence E. 43  $\frac{7}{11}$  rods to a point which is 36  $\frac{4}{11}$  rods west of the SE cor. of said NE $\frac{1}{4}$  of SE $\frac{1}{4}$  sec. 20, thence N. 55 rods, thence W. 43  $\frac{7}{11}$  rods, thence S. to the point of beginning.

EXCEPTING THEREFROM the following: Beg. at a nail driven in the center of the road which point is 36 and  $\frac{4}{11}$  rods W. of the SE cor. of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 20, Twp. 3 N. R. 8 E. W. M., thence N. 688 ft. to the NE corner of tract, thence W. 289 ft. to the NW corner of tract, thence S. 480 ft., thence W. 121.4 ft., thence S. 2° 54' W. 208 ft. to nail in center of road, thence E. 415 ft. to the place of beginning, containing five acres.

together with the appurtenances and all awnings, screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, elevating and water 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 Five Hundred Fifty 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.

*Attached*  
EX X  
Pg 591