

MORTGAGE RECORD—X

SKAMANIA COUNTY, WASHINGTON

PIONEER, INC., TACOMA 534183

1. Beginning at a point 1260 feet S. 4° 00' W. of the Center Sec. 36 Twp. 3 N. R. 7½ E.W.M., thence S. 6° 25' E. 140.5 Ft. thence S. 79° 32' W. 703.8 ft, thence S. 40° 11' W. 75 ft.; thence S. 82° 42' W. 212.6 ft.; N. 4° 49' E. 77.5 ft.; N. 19° 39' E. 91.6 ft.; N. 22° 39' E. 162.5 ft.; N. 11° 04' E. 175.4 ft.; N. 89° 45' E. 583.6 ft.; S. 18 deg. 06' E. 77.2 ft.; S. 77° 30' E. 206.1 ft. to the place of beginning, containing 6.535 acres more or less.

2. Also beginning at a point 1280 ft. S. of the NE corner of Henry Shepard D.L.C., thence N. 82° 42' E. 320 ft.; thence S. 86° 28' E. 268 ft.; thence S. 130 ft. to the Government meander line; thence S. 80° 05' W. 595 ft. along the said meander line to the SE corner of the Henry Shepard D.L.C., thence No. 195 ft. to the place of beginning, cont. 2.4 acres more or less, in lots 10 and 11 Sec. 36 Twp. 3 N. R. 7½ E. W. M.

3. Also commencing at the Sw corner of the NW¼ of SE¼ of Sec. 36 Twp. 3 N. R. 7½ E. W. M. running thence W. to the intersection with the E. line of the Henry Shepard D. L. C. thence S. to county road (as located Feb. 28, 1905) thence in a northeasterly direction along said road to a point directly S. of the point of beginning, thence N. to the point of beginning.

4. Beginning at the intersection of the Southerly line of the right of way of the S.P. & S. Railway with the East line of the Shepard D.L.C., thence South to a point 19.72 chains south of the northeast corner of said Shepard D.L.C., thence South 65° 30' W. 8.95 chains, thence West 9.205 chains, thence North 17° 7' West to the Southerly line of the S.P. & S. Railway Company's right of way line, thence easterly along the southerly line of said right of way to the point of beginning.

5. Beginning at the Southwest corner of parcel No. 4, thence south 17° 7' East to the meander line of the Columbia River, thence following said meander line in a northeasterly direction to the intersection with the south line of tract No. 4 above described, thence westerly along the south line of tract No. 4 to the point of beginning.

EXCEPTING FROM THE PARCELS of land above described rights of way for public roads, easement for electric light and power lines and flowage easement conveyed to the United States of America.

ALSO EXCEPTING that parcel of land conveyed to the Independent order of Odd Fellows of Stevenson, 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 TWO THOUSAND SEVEN HUNDRED SIXTY 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 assert-