

EXCEPTING THEREFROM that certain spring situated in the Northwesterly direction from Lot 10, Block 1 of the original Town of Underwood and the right of ingress or egress to develop and maintain said spring.

All of Lots 8, 9, 10, and 11, Block 1 of Hamilton's Second Addition to the Town of Underwood, County of Skamania, State of Washington, as of record in the County Auditor's Office in Stevenson, Washington.

Also Lot 12, Block 1 of Hamilton's Second Addition to the Town of Underwood, County of Skamania, State of Washington, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

together will all and singular the tenements, hereditaments and appurtenances thereunto belonging.

THIS CONVEYANCE is intended as a MORTGAGE to secure the payment of FOUR THOUSAND FIVE HUNDRED TWENTY-FIVE and 50/100 DOLLARS, lawful money of the United States, together with interest thereon at the rate of seven per cent. per annum from date until paid, according to the terms and conditions of that certain promissory note, bearing date December 3, 1948, made by the parties of the first part hereto, payable \$525.50 May 15, 1949, and \$1,000.00 per month on the 15th of each month thereafter, until the whole sum, principal and interest, has been paid, after date to the order of SECURITY STATE BANK, White Salmon, Washington, and these presents shall be void if such payments be made according to the terms and conditions thereof. But in case default be made in the payment of the principal or interest of said promissory note, or any part thereof, when the same shall become due and payable, according to the terms and conditions thereof, then the said party of the second part, its successors or assigns may immediately thereafter, in the manner provided by law, foreclose this mortgage for the whole amount due upon said principal and interest, with all the other sums hereby secured.

In any suit or other proceeding which may be had for the recovery of the amount due on either said note or this mortgage, said party of the second part, its successors or assigns shall have the right to have included in the judgment which may be recovered the sum of a reasonable sum as attorney's fees, to be taxed as part of the costs in such suit as well as all payments which said party of the second part, its successors or assigns may be obliged to make for it or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

The parties of the first part agree to keep the property insured in the sum of full insurable value, payable to the party of the second part as its interests may appear.

In case of the foreclosure of this mortgage, the party of the second part, its successors or assigns shall be entitled to have entered in such foreclosure suit a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, insurance or other lawful assessments after applying the proceeds of the sale of the premises above described to the payment thereof, and to the costs of such foreclosure suit.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

P. A. Pederson

J. B. Christensen (SEAL)
J. B. Christensen
Hazel M. Christensen (SEAL)
Hazel M. Christensen

STATE OF WASHINGTON,)
County of Klickitat) SS.

I, P. A. Pederson a Notary Public in and for the said State, do hereby certify that on this 3rd day of December, 1948, personally appeared before me J. B. Christensen and Hazel M. Christensen 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.