

MORTGAGE RECORD—X

SKAMANIA COUNTY, WASHINGTON

Mortgage Record "X"

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PIONEER, INC., TACOMA—177183

One Graco greasing unit, 1946 model
Miscellaneous tools, equipment, supplies, located in tool house
Miscellaneous woods equipment, consisting of blocks, lines and other tools

Together with all other personal property located on or about the site of said sawmill, including all repairs, improvements, replacements and betterments of every kind and description to be hereafter made to or in connection with any part of the above described equipment used or capable of use by the Mortgagors in connection with the operation of said sawmill.

Including, also, all logs now cold-decked, stored and located on real property of the Mortgagors described as the East 1/2 of the Northeast 1/4 of Section 30, T. 7 N. R. 5 E., of W.M., in Skamania County, State of Washington, being about four miles easterly of Cougar, Washington, about one-quarter of a mile north of County Road following north fork of Lewis River, said logs amounting as of the date hereof to approximately 400,000 to 500,000 feet, log scale, of logs.

PROVIDED, NEVERTHELESS, that the payment of a certain promissory note, of which the following is a substantial copy, to-wit:

\$8000.00

Portland, Oregon, February 27, 1947

On or before sixty days after date, for value received, -----I-----
promise to pay to the order of Timber Structures, Inc.-----
----- at Portland, Oregon, -----

----- EIGHT THOUSAND----- DOLLARS,
in lawful money of the United States of America, with interest thereon in like lawful money at the rate of six per cent. per annum, from -----date-----until paid. Interest to be paid at maturity, and if not so paid, the whole sum of both principal and interest to become immediately due and collectible, at the option of the holder of this note. And in case suit or action is instituted to collect this note, or any portion thereof, -----I-----promise and agree to pay, in addition to the costs and disbursements provided by statute, such additional sum, in like lawful money, as the Court may adjudge reasonable, for Attorney's fees to be allowed in said suit or action.

VERN THOMAS

MRS. DOROTHY THOMAS

No. -----

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shall render this conveyance void. But in case default shall be made in the payment of said promissory note or any part thereof, or waste is suffered, or if said property is attempted to be removed from said county or be seized or attached, or abandoned, or levied upon, or sold or assigned, or attempted to be sold or assigned, then said promissory note shall at once become due and payable and it shall and may be lawful for, and the said Mortgagors do hereby authorize and empower, the said Mortgagee, with the aid and assistance of any person or persons, to enter the place above named and such other place or places as the said goods or chattels are or may be placed, and take or carry away the said goods and chattels, and sell and dispose of the same at public or private sale, with or without notice to the said Mortgagors, or sell the same at public auction, upon giving ten days' notice of the same in a newspaper of general circulation, published in said County and State, and out of the money arising therefrom, to retain and pay said sum above mentioned,

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and interest as aforesaid, and all charges touching the same, and including a reasonable sum as attorney fees, rendering the overplus, if any, unto the said Mortgagors, the Mortgagors agree to keep said property insured in a company designated or approved by said Mortgagee for \$ Full value, loss if any payable as Mortgagee's interest may appear, and agrees to pay all personal property taxes levied on said property. And if said Mortgagors shall fail to pay the insurance premiums or taxes as above provided for, the said Mortgagee may at its option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the rate of 10% per annum without waiver, however, of any right arising to the said Mortgagee for breach of covenant. It is further agreed and understood by and between the parties hereto that the manner of foreclosure hereinbefore provided shall not be exclusive, but said Mortgagee may resort to any other manner of foreclosure provided by law. But until such default Mortgagors to retain and remain in possession of said mortgaged property.