

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.

Time is of the essence hereof, and if default be made in the payment of any of the sums hereby secured, or in the performance of any of the covenants or agreements herein contained, then in any such case the remainder of unpaid principal, with accrued interest and all other indebtedness hereby secured, shall at the election of the mortgagee become immediately due without notice, and this mortgage may be foreclosed.

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or in any suit which the mortgagee may be obliged to defend to protect the unimpaired priority of the lien hereof, the mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records, which sums shall be secured hereby and included in any decree of foreclosure.

Dated at Stevenson, Washington this 6th day of December, 1948.

V. T. Grimes (Seal)

Mary E. Grimes (Seal)

STATE OF WASHINGTON)

County of Skamania)

ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 6th day of December, 1948 personally appeared before me V. T. Grimes and Mary E. Grimes, husband and wife to me known to be the individuals described in and who executed the foregoing 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 the day and year last above written.

(Notarial seal affixed)

Raymond C. Sly
Notary Public in and for the State of
Washington, residing at Stevenson, therein.

Filed for record December 14, 1948 at 11:25 a.m. by J. C. Price.

John C. Waack
Skamania County Auditor.

#38727

Fred W. Baker et ux to Bank of Stevenson

MORTGAGE

THE MORTGAGOR Fred W. Baker and Gladys A. Baker, husband and wife, 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:

Beginning at a point 15 chains north of the Southeast corner of Twp. 3 N. R. 7 E.W.M., running thence North 25 chains, thence West 12 chains, thence South 25 chains, thence E. 12 chains to the place of beginning.

RELEASED

SEP 3 1956
No. 17932 G-286
SKAMANIA COUNTY AUDITOR