

MORTGAGE RECORD-X

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SKAMANIA COUNTY, WASHINGTON

Mortgage Record "X"

PIONEER, INC., TACOMA-177183

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second part, its successors or assigns, may pay such taxes or assessments, and all monies paid for any such purpose, and all other monies paid out by the party of the second part, its successors and assigns, to protect the lien of this mortgage and the security intended to be effected hereby, shall be immediately due and payable, with interest thereon, at the rate of four (4%) percent per annum, and become so much additional indebtedness secured by this mortgage.

If default be made in the payment of the indebtedness, or any part thereof, or the interest thereon, or any part thereof, at the time and in the manner and at the place above limited and specified for the payment thereof, or in case of waste, or non-payment of taxes or assessments, or neglect to procure or renew insurance, as herein provided, or the breach of any of the terms, covenants and conditions contained in that certain contract dated the 31st day of March 1947, between the parties hereto, or in case of the breach of any of the covenants or agreements herein contained, then and in such case, the whole of said principal and interest secured by the said promissory notes in this mortgage mentioned, shall thereupon, at the option of the party of the second part, its successors or assigns, become immediately due and payable, anything herein or in said promissory notes contained to the contrary notwithstanding.

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 and assigns, shall have the right to have included in the judgment which may be recovered, 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 and assigns, may be obliged to make for its security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

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.

The party of the second part shall release from the operation of this mortgage the following described property, to wit:

The Northwest quarter (NW $\frac{1}{4}$); the west three-fourths (W $\frac{3}{4}$) of the west half of the Northeast quarter (NE $\frac{1}{4}$); the west half of the Southeast quarter (SE $\frac{1}{4}$); the east half of the Southwest quarter (SW $\frac{1}{4}$), less five (5) acres; all in Sec. 35, Twp. 3, North Range 7 E, containing approximately 358.5 acres,

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when the indebtedness due hereunder has been reduced to \$90,000.00, (Wheeler, Osgood by BDS) providing the parties of the first part request such release. However, said release shall not release said lands from the provisions herein relative to the use of the same by the party of the second part for right-of-way.

The party of the second part shall release from the operation of this mortgage all the personal property and chattels enumerated on Page 2 herein when the indebtedness due hereunder has been reduced to \$25,000.00, providing the parties of the first part request such a release.

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

Rudolph M. Hegewald

Helen Hegewald