

MORTGAGE RECORD-Y

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SKAMANIA COUNTY, WASHINGTON

PIONEER, INC., TACOMA-2141

Mortgage Record "Y"

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deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of April, 1949.

(Notarial seal affixed)

Robt. W. Garver
Notary Public in and for the State of
Washington, residing at Camas, Wash.

Filed for record April 15, 1949 at 11-56 a.m. by M. B. Taylor, M.D.

John C. Wachten
Skamania County Auditor

#39097

Ralph G. Kieffer et ux to Bank of Stevenson

REAL ESTATE MORTGAGE

THE MORTGAGOR Ralph G. Kieffer and Marie D. Kieffer, husband and wife, hereinafter referred to as the mortgagor, mortgages to Bank of Stevenson the following described real property situate in the county of Skamania, State of Washington:

Beginning at a point 49 feet and 6 inches East of the Southwest corner of West Half of East half of Northeast quarter of Northwest quarter, Section 26, T. 4 N. R. 7 E. W. M., thence East 280.5 feet more or less to the Southeast corner of the West half of East half of Northeast quarter, thence North 880 feet, thence West 280.5 feet, thence south 880 feet to the point of beginning. Excepting the following: "Beginning at a point which is 148 feet 6 inches East and 780 feet North of the Southwest corner of the West half of Section 26, Township 4 North, Range 7 East, W.M., thence running North 100 feet to Hemlock Road, thence West 50 feet along Hemlock Road, thence South 100 feet, thence East 50 feet to true point of beginning.

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 Twelve Hundred and fifty 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 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