

MORTGAGE RECORD - Y

Nancy G. Wallace to Bank of Stevenson

THE MORTGAGOR NANCY G. WALLACE, a single woman, hereinafter referred to as the mortgagor,
grants to the BANK OF STEVENSON, a Washington corporation, the following described real
property situate in the county of Skamania, State of Washington:

Beginning at the southwest corner of the N. O. Callahan tract, a point on the east line of Chesser Road 1234.15 feet south of the center line east and west of Section 36, T. 3 N., R. 7 E.W.M., thence east 261.16 feet more or less to the center line north and south of Section 36, thence south along the center line a distance of 20 feet to the true point of beginning, thence west a distance of 60 feet, thence south to the north line of Rock Creek Road, thence southeasterly along the north line of Rock Creek Road to the center line north and south of Section 36, thence north along the center line to the true point of beginning. ALSO, beginning at the northwest corner of the parcel above described, thence south to the north line of Rock Creek Road, thence northwesterly along the north line of Rock Creek Road a distance of 16 feet, thence northeasterly in a straight line to the point of beginning. BOTH PARCELS subject to a pipe line easement in favor of the Town of Stevenson. ALSO Government Lots 1 and 2, Section 34, T. 3 N., R. 9 E.W.M., except right of way conveyed to the Spokane, Portland and Seattle Railway Co., except an easement conveyed to the Northwestern Electric Co. for power lines, and except an flowage easement conveyed to the United States for Bonneville Dam backwater, and except public roads; also excepting therefrom those portions of the above described Government Lots 1 and 2 lying south of the Spokane, Portland, and Seattle Railway Co.'s right of way.

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 one thousand seven 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 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

and hereby secured, shall at the election of the mortgagee become immediately due