

SKAMANIA COUNTY, WASHINGTON

PIONEER, INC., TACOMA-2241

Mortgage Record Y

305

(Notarial seal affixed)

Robert J. Salvesen
Notary Public for Washington
Residing at Stevenson, therein.

Filed for record July 18, 1950 at 11-15 a.m. by Bank of Stevenson.

John C. Wachtel
Skamania County Auditor

#41091

Lillian M. Neblock to Bank of Stevenson

REAL ESTATE MORTGAGE

THE MORTGAGOR Lillian M. Neblock, a single woman, hereinafter 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 the southwest corner of Lot 9 of Normandy Tracts, according to the official plat on file and of record in the office of the County Auditor of Skamania County, Washington; thence westerly along the north line of State Highway No. 8 a distance of 393 feet to the point of beginning of the tract hereby conveyed; thence from said initial point westerly along the north line of said highway a distance of 53 feet; thence at a right angle northerly a distance of 102 feet; thence at a right angle easterly and parallel with said north line of said highway a distance of 53 feet; thence southerly a distance of 102 feet to the point of beginning. EXCEPTING flowage easement granted to United States of America.

together with the appurtenances, and all awnings, screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, elevating and water^{ing} 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 TWO HUNDRED SEVENTY-FIVE and No/100 dollars with interest from date until paid, according to the terms of one certain promissory note bearing date of July 18th, 1950.

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