

MORTGAGE RECORD-Y

SKAMANIA COUNTY, WASHINGTON

PIONEER, INC., TACOMA 354

Mortgage Record "y"

this 13th day of September, 1950.

(Notarial seal affixed)

Hazel B. Tidland
Notary Public in and for the State of Washington,
residing at Camas.

Filed for record September 14, 1950 at 11-55 a.m. by C. E. Chanda.

John C. Wachter
Skamania County Auditor

#41463

George F. Christensen Jr. to The Bank of California.

REAL ESTATE MORTGAGE

THE MORTGAGORS George F. Christensen, Jr., and Geraldine Ann Christensen, husband and wife, now and on the date of acquiring title to the real estate hereinafter described herein after referred to as the mortgagor, mortgages to The Bank of California, a national association, the following described real property situate in the county of Skamania, State of Washington:

Beginning at a point 137.6 feet east of the quarter post on the south line of Section 36, Township 3 North, Range 7 E. W. M., thence north 03° 30' west to a point due west of the northwest corner of Lot 5, Block 4 of Johnson's Addition to the Town of Stevenson, thence east to the northwest corner of said Lot 5, Block 4, Johnson's Addition, thence south 29° 10' east to the south line of said Section 36, at a point 159.4 feet east of the place of beginning, thence west 159.4 feet to the point of beginning.

ALSO Lots 4, 5, and 6 of Block 4 of Johnson's Addition to the Town of Stevenson, according to the policies thereof on file and of record in the office of the Auditor of Skamania County, Washington.

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 SIX THOUSAND 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,