

MORTGAGE RECORD—Y

SKAMANIA COUNTY, WASHINGTON

PIONEER, INC., TACOMA—214380

Mortgage Record Y

arising by operation of law out of the same or different transactions between the parties hereto or between others.

This indenture is conditioned upon the faithful and punctual observance by the Mortgagor of each and every covenant and agreement contained in said note, and upon the following covenants and agreements now entered into by the Mortgagor:

1. The Mortgagor will punctually pay the indebtedness represented by said note, and all other sums the payment of which is called for in the mortgage.

2. The Mortgagor is lawfully seized in fee simple of all the real premises hereinabove specifically mentioned, free of any encumbrances, except mortgage in favor of Reconstruction Finance Corporation dated August 19, 1949, and is the sole owner and in the exclusive possession of all the above mentioned personal property, free of any lien or encumbrance, except said above described mortgage in favor of Reconstruction Finance Corporation. The Mortgagor will forever warrant and defend all such real and personal property against the claims and demands of all persons whomsoever; EXCEPTING from this warranty, however, the following:

(a) All liens, encumbrances, defects, exceptions, conditions, limitations and reservations, if any, hereinabove expressly mentioned in connection with the description of any specific real or personal property.

3. The Mortgagor will pay before delinquency any and all taxes, assessments, charges and deductions levied or assessed by the Federal, State or Municipal government against the mortgaged property or any thereof, or against this mortgage or the debt hereby secured, or against the business, income, profits or payrolls of the Mortgagor; specifically including (but not limited to) all general property taxes, gross or net income taxes, and deductions, levies or assessments made for emergency or war purposes, or for workmen's compensation, social security, medical aid, unemployment, or retirement funds, or for any other lawful purpose whatsoever; and the Mortgagor will not permit or suffer any such taxes, charges, or deductions to become a lien against all or any of said property.

4. The Mortgagor will faithfully and punctually comply with all laws, ordinances and regulations (whether State, Federal or Municipal) relating to or affecting the Mortgagor's business on the premises wherein such business is now or hereafter may be conducted, specifically including (but not limited to) laws and regulations relating to the manner of employing or discharging, number, compensation, hours of service and working conditions of employees.

5. The Mortgagor will keep all of the real and personal property hereby covered insured at all times in such amounts, in such form and in such insurance companies as may be required by or satisfactory to the Mortgagee, insuring such property and the whole thereof against fire, war damage during periods when the Government may be at war, and such other risks as the Mortgagee may deem advisable. As to fire insurance and war damage insurance, such policies shall be either (a) in the form of blanket coverage without segregation of the items insured, or (b) allocated to the various items of property insured in such manner as may be satisfactory to the Mortgagee. The Mortgagor upon the payment and satisfaction of the above described mortgage in favor of the Reconstruction Finance Corporation will deliver to the Mortgagee all such insurance policies, together with appropriate instruments in form prescribed by the Mortgagee requiring all losses to be paid to the Mortgagee. The Mortgagor will contemporaneously with the execution of this mortgage secure the issuance of "loss payable" endorsements for all of said insurance policies requiring all losses to be paid to Mortgagee after payment of any balance due to Reconstruction Finance Corporation on account of the above described First Mortgage. All original and renewal premiums on such