

# MORTGAGE RECORD-Y

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SKAMANIA COUNTY, WASHINGTON

PIONEER, INC., TACOMA—2241

Mortgage Record Y

493

going instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

(Notarial seal affixed)

Robert J. Salvesen  
Notary Public in and for the State of Washington,  
residing at Stevenson, therein.

Filed for record March 2, 1951 at 11-30 a.m. by Austin Ferrell.

John C. Wachter  
Skamania County Auditor

#42143

Albert C. Pohl et ux to Sam Angelo

REAL ESTATE MORTGAGE

THE MORTGAGORS, Albert C. Pohl and Eva G. Pohl, husband and wife hereinafter referred to as the mortgagor, mortgagors to Sam Angelo the following described real property situated in the county of Skamania, State of Washington:

The South Half of the Southeast quarter of Section 19 Twp 2 N. R 5 East of W.M., containing 80 acres.  
Also, The West half of the Northeast quarter and the North half of the Southeast quarter of Section 30 Twp 2 N. R 5 East of W.M., containing 160 acres.  
EXCEPTING therefrom three acres sold to School District No 5 of Skamania County, and one acre heretofore sold to Max Rusaw et ux by deed recorded at page 246 Book "X" of Deeds, records of Skamania County, Washington.  
EXCEPTING ALSO the Bonneville Transmission line and easement conveyed to Pacific Light and Power Company by deed recorded at page 75 Book "28" of Deeds, records 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 Three thousand and no/100 (\$3,000.00) 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

I hereby certify this is a true and correct copy of the original as filed in my office on Sept. 18, 1951, the same having been fully paid and discharged.