## MORTGAGE RECORD-Y

SKAMANIA COUNTY, WASHINGTON

5 20NEER, INC., TACOMA-2241

charges of every nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and payable and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are
or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings now on or which may be hereafter erected on the premises insured in favor of the mortgagees against loss or damage by fire in the sum of \$6250.00
in such company or companies as the mortgagees may designate, and will have all policies of
insurance on said property made payable to the mortgagees as their interest may appear and
will deliver all policies of insurance on said property made payable to the mortgagees as
their interest may appear and will deliver all policies of insurance on said premises to the
mortgagees as soon as insured; that he will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagees shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagees may at their option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same eate as said note without waiver, however, of any right arising to the mortgagees for breach of covenant. And this mortgage may be foreclosed for pirncipal, interest and all sums paid by the mortgagees at any time while the mortgagor neglects to repay any sums so paid by the mortgagees. And if suit be commenced to foreclose this mortgage, the attorney's fees provided for in said note shall be included in the lien of this mortgage.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgager and of said mortgages respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may, upon motion of the mortgagees, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same to the payment of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand and seal the day and year first above written.

Executed in the presence of

STATE OF WASHINGTON )
) SS.
County of SKAMANIA )

BE IT REMEMBERED, That on this 30th day of April, 1951, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clyde Jungert known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF,  $\bar{\mathbf{I}}$  have hereunto set my hand and affixed my official seal the day and year last above written.