

MORTGAGE RECORD-Y

SKAMANIA COUNTY, WASHINGTON

PIONEER SEC. TACOMA-2241

Mortgage Record Y

#42385

Alton J. Wiitala, et ux to Camas Branch National Bank of Commerce
WASHINGTON

MORTGAGE

THIS MORTGAGE, Made this 27th day of April, 1951, by ALTON J. WIITALA and MILDRED J. WIITALA, husband and wife of Stevenson, County of Skamania, State of Washington, mortgagor, and Camas Branch, National Bank of Commerce of Seattle, a corporation organized and existing under the laws of the State of Washington, mortgagee,

WITNESSETH, That the mortgagor mortgages to the mortgagee, its successors and assigns, the following-described property, situated in the County of Skamania, and State of Washington, to wit:

Lots 5,6, and 7 of Block 3, Roselawn Extension to Town of Stevenson, excepting that portion of Lot 7 described as follows:

Commencing at the southeasterly corner of the said Lot 7; thence South 38° 43' West 8 feet; thence in a straight line northerly to the most northerly corner of the said Lot 7; thence South 52° 18' East 104.78 feet to the place of beginning.

The mortgagor covenants and agrees that so long as this mortgage and the said note secured hereby are insured under the provisions of the Servicemen's Readjustment Act, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color or creed. Upon any violation of this undertaking the mortgagee may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable.

with all tenements and hereditaments belonging or appertaining thereto, and all rents, issues and profits thereof (provided, however, that the mortgagor shall be entitled to collect and retain the said rents, issues and profits until default hereunder), and all fixtures now or hereafter attached to or used in connection with the premises herein described; and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned:

-----, and together with all interest therein of the mortgagor and that which is hereafter acquired by him.

To secure the payment of the principal sum of Five Thousand Seven Hundred and No/100 Dollars (\$5,700.00), as evidenced by a certain promissory note of even date herewith and the terms of which are incorporated herein by reference, with interest from date at the rate of Four per centum (4%) per annum on the balance remaining from time to time unpaid; the said principal and interest to be payable at the office of Camas Branch, National Bank of Commerce of Seattle in Camas, Washington or at such other place as the holder may designate in writing delivered or mailed to the mortgagor, in monthly installments of Forty Two and 17/100 Dollars (\$42.17), commencing on the first day of July, 1951, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that, if not sooner paid, the final payment of the entire indebtedness evidenced by said note, shall be due and payable on the first day of June 1966

And the mortgagor does hereby covenant that he is lawfully seized of an indefeasible estate in fee (or such other estate, if any, as is stated herein); that said premises are free of any encumbrances except as herein otherwise recited; that he hereby warrants the usual covenants to the same extent as a statutory warranty deed under the laws of the State of Washington and all covenants herein made, and that he will defend against any breach of any or all of the same.

The mortgagor further covenants and agrees as follows:

1. That he will pay the indebtedness, as hereinbefore provided. Privilege is reserved to prepay at any time, without premium or fee, the entire indebedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever