

MORTGAGE RECORD-Y

SKAMANIA COUNTY, WASHINGTON

PIONEER, INC., TACOMA-2241

Mortgage Record-Y

625

inches; thence in a northerly direction in a straight line to the north-east corner of said Lot 3; thence in a southerly direction, along the east line of said Lot 3 to the place of beginning.

EXCEPT that portion of the real estate conveyed to the State of Washington for highway purposes as more particularly described in a deed dated June 14, 1946, and recorded July 31, 1946, at Page 147 of Book 31 of Deeds, said portion lying and being southwesterly of a line drawn parallel with and 50 feet distant northeasterly, when measured at right angles, from the center line survey of the said highway (Primary State Highway No. 8).

TOGETHER with all right and interest therein, now owned or hereafter acquired, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including, but not limited to, all heating, plumbing, lighting and ventilating apparatus, appliances or fixtures in or about any building now located on said premises or hereafter placed thereon, together with any and all renewals, betterments, additions or substitutions thereto, all of which said apparatus, appliances or fixtures are deemed by and between the parties hereto to constitute a part of the realty.

This mortgage is given and intended as security for the payment of the principal sum of TEN THOUSAND and NO/100 Dollars (\$10,000.00), together with interest thereon in accordance with the terms of a certain promissory note of even date herewith, executed and delivered by the mortgagor in favor of the mortgagee, or its order, and any renewals or extensions thereof.

This mortgage is also given and intended as security for the payment by the mortgagors to the mortgagee of such additional sums of money as may hereafter be loaned or advanced by the mortgagee to or for the account of mortgagors, including any renewals or extensions thereof, it being provided, however, that the unpaid principal balances of all loans or advances made by the mortgagee to or for the account of mortgagors which are to be secured hereby shall not at any one time exceed the aggregate sum of \$10,000.00 and interest, regardless of any excess which may at any time be owing from said mortgagors to the mortgagee; it being further provided that nothing herein contained shall be construed as obligating or shall obligate the mortgagee to make any such future loans or advances.

The mortgagors covenant and agree with the mortgagee that mortgagors will:

- (1) Forever warrant the title to all of the said premises to be free and clear of all liens and encumbrances other than this mortgage, and will execute and deliver any further necessary assurances of title thereto;
- (2) Promptly pay the principal and interest of said indebtedness in accordance with the terms of said promissory note or notes or any renewals or extensions thereof;
- (3) Pay and discharge, as the same become due and payable, and prior to delinquency, all taxes, assessments, water rates or other charges of whatever kind and character, whether similar or dissimilar to those hereinabove specified, which are now or may hereafter be levied or assessed against or become liens upon the above described premises or any part thereof, or upon this mortgage or the money or debt secured hereby, until all of the said indebtedness secured by these presents is fully paid and satisfied;
- (4) Maintain, preserve and keep all of the property mortgaged hereunder in good order and repair and will not commit waste;
- (5) Keep the mortgaged property continually insured against loss or damage by fire to the full insurable value thereof in a reliable insurance company or companies satisfactory to the mortgagee, and cause all of said policies to be endorsed and assigned to and deposited with mortgagee; pay all premiums thereon as the same become due and payable, and cause to be attached to said policies loss payable clauses in favor and upon forms acceptable to mortgagee and any money received by or paid to mortgagee on account of said policies may be applied by it at its option either toward the payment of the then outstanding indebtedness or