

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 hereby secured, or in the performance of any of the covenants or agreements herein contained, then in any such case the remainder of unpaid principal, with accrued interest and all other indebtedness hereby secured, shall at the election of the mortgagee become immediately due without notice, and this mortgage may be foreclosed.

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or in any suit which the mortgagee may be obliged to defend to protect the unimpaired priority of the lien hereof, the mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records, which sums shall be secured hereby and included in any decree of foreclosure.

Dated at Stevenson, Washington, this 19th day of January, 1952.

Eugene Phillips (SEAL)

STATE OF WASHINGTON |
County of Skamania | ss.

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 19th day of January, 1952, personally appeared before me Eugene Phillips to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his 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 January 21, 1952 at 1-55 p. m. by R. J. Salvesen.

John C. Nachter
Skamania County Auditor

#43459

Ray Jackman et ux to Bank of Stevenson

REAL ESTATE MORTGAGE

THE MORTGAGORS RAY JACKMAN and LOREE JACKMAN, husband and wife, hereinafter referred to as the mortgagor, mortgages to BANK OF STEVENSON, a corporation, the following described real property situate in the county of Skamania, State of Washington:

Lots 11 and 12 of Block 6 of the Townsite of Cooks according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington,