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*John C. Macten*  
Skamania County Auditor

#43075

Frank L. Richards, et ux to Bank of Stevenson

REAL ESTATE MORTGAGE

THE MORTGAGORS Frank L. Richards and Ellen M. Richards, 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:

Beginning at the point of intersection of the State Road No. 8, (as located prior to 1921) with the west line of Section 1, Township 2 North, Range 7 E. W. M., said point of beginning being 426 feet north of the north line of the Baughman D. L. C., thence from said point of beginning north 200 feet to intersection with the south line of the County Road known as the Red Bluff Road and also known as the original State Road No. 8 as surveyed by Murray in 1906-1907, thence south 70° east along the south line of said Red Bluff Road to intersection with the State Road No. 8 (North Bank Highway) as established and located March 24, 1924, thence south 60° west 250 feet, thence in a westerly direction to point of beginning.

together with the appurtenances, and all windows, screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, electric and heating 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 ONE THOUSAND FOUR HUNDRED FORTY and No/100 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.