

101126

PURCHASE MONEY REAL ESTATE MORTGAGE

The Mortgagors, ROBERT MORRIS and MARSHA G. MORRIS, husband and wife, mortgage to INDEPENDENT HARDWARE, INC., to secure the payment of Eight Thousand and No/100 Dollars (\$8,000.00), according to the terms of one promissory note dated herewith, made by mortgagors and payable to the order of the mortgagee, the following described real estate, situated in Skamania County, Washington:

Cabin Site No. 167 of the North Woods as shown in red on Exhibit "A" attached hereto (all distances being approximations), being part of Government Lots 4 and 8, Section 26, Township 7 North, Range 6 East, W.M., Skamania County, Washington.

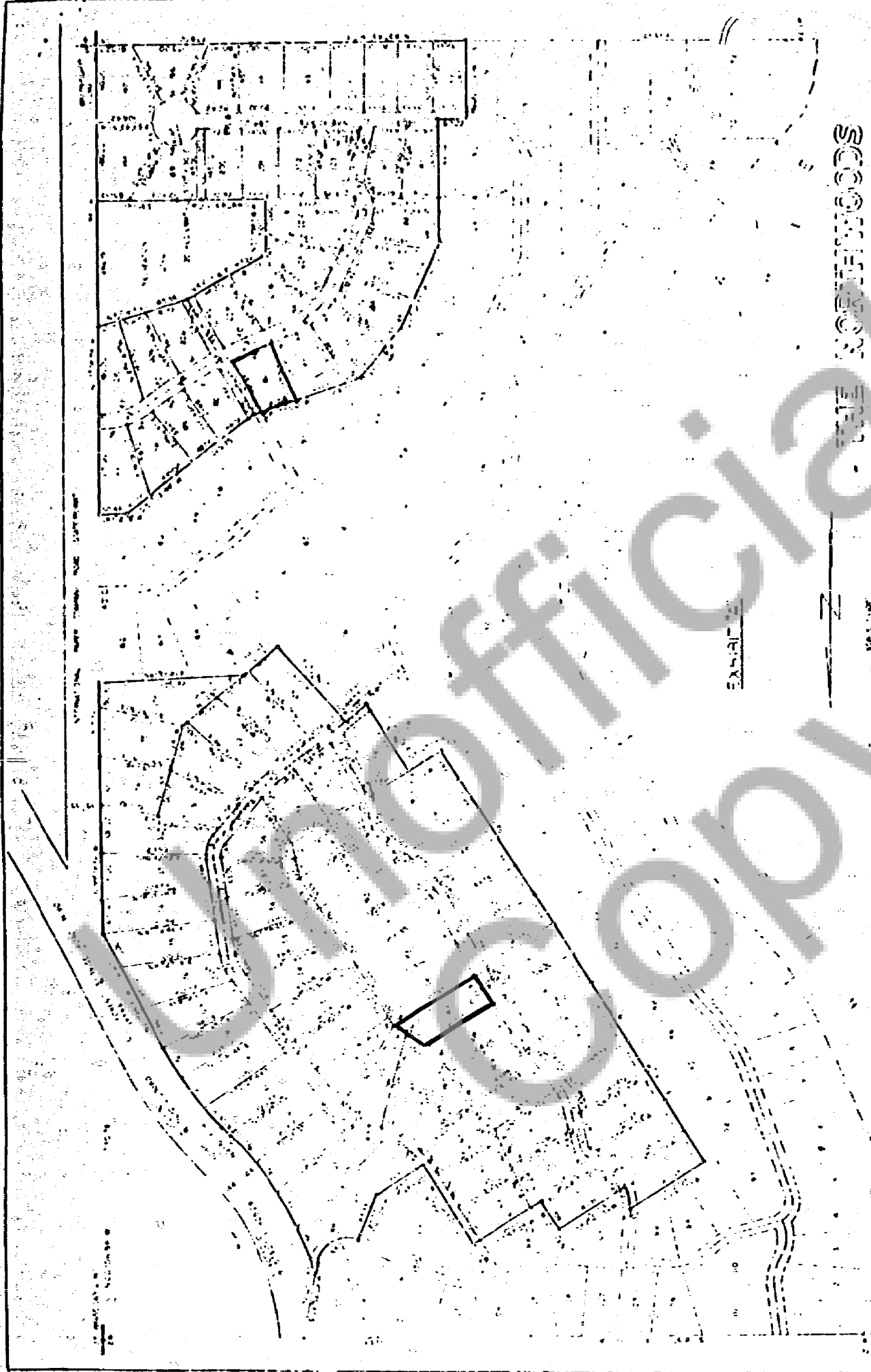
SUBJECT, however to an easement for right of way for access road acquired by the United States of America United States Forest Service.

and any improvements appurtenant thereto at the execution of this agreement, and any improvements constructed thereon subsequent to the execution of this Agreement, and including mortgagors contract rights and leasehold interest of any type whatsoever in said property.

It is agreed that all screens, chandeliers, lighting, fireplaces, heating, plumbing, and other fixtures now or hereafter used in connection with the buildings on the above property shall be construed as a part of the realty.

The mortgagors agree to pay before delinquency all taxes, liens, assessments, lease payments, and all interest and charges on prior encumbrances upon said property, and to keep the buildings on the property in good repair and insured in a company approved by the mortgagee for not less than Eight Thousand and No/100 Dollars (\$8,000.00), with loss payable to the mortgagee, the insurance policies to be

Registered
Indexed
Indirect
Filed
Mailed



THE SOUTHERN COASTS

PLANNING AND DESIGN
1000 W. 10th Ave.
DENVER, CO 80202



THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN
CONFORMANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT AT THE REQUEST OF
STEREOPHOTO RECREATION INC. IN MARCH 1972

27th
F. W. L. S. ADVISOR
CENT. 100

NOTES:
1. THIS MAP IS A REPRODUCTION OF THE ORIGINAL
SURVEY MAP AND DOES NOT REPRESENT THE ORIGINAL
SURVEY MAP. IT IS NOT TO BE USED FOR ANY OTHER
PURPOSE.
2. THE SURVEY WAS MADE IN MARCH 1972.
3. THE SURVEY WAS MADE BY F. W. L. S. ADVISOR.
4. THE SURVEY WAS MADE AT THE REQUEST OF
STEREOPHOTO RECREATION INC.

INSTALLMENT NOTE

\$8,000.00

Date August 29, 1978.

For value received, I promise to pay to the order of INDEPENDENT HARDWARE, INC., Eight Thousand and no/100 Dollars (\$8,000.00) in lawful money of the United States of America with interest thereon at the rate of eleven percent (11%) per annum, payable in monthly installments of not less than One Hundred Thirty Dollars (\$130.00) per month, from which sum shall first be deducted interest due to the date of each installment and the balance of each installment shall then be applied to the principal due and owing at the time of each monthly payment. The first payment shall be made on the 5th day of September, 1978, and each successive payment shall be made on the 5th day of each month thereafter, until the entire balance of principal and interest due and owing shall be paid in full. If any of the installments provided for herein are not so paid, the whole sum of both principal and interest will become immediately due and collectable at the option of the holder hereof. And in case suit or action is instituted to collect this note or any portion, we promise to pay such additional sum as the court may judge reasonable as attorney's fees in said suit or action.

This note is made, executed under and is to be construed by the laws of the State of Washington and is secured by a mortgage on real estate, and has been executed in conjunction with assignment of lease providing for termination of promisor's leasehold interest in real estate, in the event of the failure of promisor to make payments called for herein.

Dated this 29th day of August, 1978.Robert Morris

Robert Morris

Marsha G. Morris

Marsha G. Morris

PAID
4-25-86
J. H. H. H.

A F F I D A V I T

STATE OF WASHINGTON)
) SS
 COUNTY OF CLARK)

ROBERT MORRIS and MARSHA G. MORRIS, husband and wife, being first duly sworn upon oath, depose and say as follows: That we have read the promissory note and Assignment of Lease with Consent of Lessor, transferring to us the lease hold interest of INDEPENDENT HARDWARE, INC., in cabin site No. 167.

We understand and agree that one provision in the assignment of lease provides that should we fail to make payments called for in the promissory note, our interest under said assignment shall terminate and all right, title and interest acquired to said lease hold shall automatically revert to and invest in INDEPENDENT HARDWARE, INC.

We understand that this provision is given as additional security for the payment of our promissory note, and to protect INDEPENDENT HARDWARE, INC. in the event we should abandon the property or fail to make payments called for.

Robert Morris
 ROBERT MORRIS

Marsha G. Morris
 MARSHA G. MORRIS

SUBSCRIBED AND SWORN TO before me this 28th day of August, 1978.

FILED FOR RECORD
 SKAMMIA CO. WASH.
 BY Robert Morris

May 13 11 02 AM '86
G. Johnson
 AUDITOR
 GARY H. OLSON

Robert D. McArthur
 Notary Public in and for the State
 of Washington, residing at Vancouver.