

REAL ESTATE MORTGAGE

THE MORTGAGORS, James B. Saltness and Lori J. Saltness, Husband and Wife
of MP O.06R Hillcrest, Stevenson, WA, 98648

hereby mortgage to CLARK COUNTY SCHOOL EMPLOYEES CREDIT UNION, a corporation, located at Vancouver, Clark County, Washington, Mortgagee, the following
described real property situate in the County of Skamania, State of Washington, to wit:

Lot 13 of Block 1 of the FIRST ADDITION TO HILL CREST ACRES According to the official plat thereof on file and of record at page 97 of book "A" of plats, records of Skamania County, Washington.

SUBJECT TO THE FOLLOWING:

1. Easement to the City of Stevenson for sewer line in book 72 at page 694.
2. Easement to the City of Stevenson for water pipeline in book 39 at page 168.

Registered 9
Indexed, Dir 9
Indirect 0
Filed 4/6/82
Mailed

Together with all buildings and other improvements now or hereafter located thereon, all rights and interests appurtenant thereto (including rights in easements, agreements, water supply and drainage rights and shares or memberships evidencing such rights), all property, equipment and appliances now or hereafter in any manner affixed or attached to such land or the buildings or improvements thereon for use in connection therewith, even though such items may be removed for convenience, such as storm windows, doors, screens, awnings and like items (which shall for the purpose of this mortgage be deemed a part of said real property), and any interest therein which mortgagor may hereafter acquire, together with all rents, issues and profits thereof—all of which are herein referred to as "said property").

The debt secured by this mortgage is in the principal sum of Thirteen Thousand Eight Hundred Dollars (\$ 13,800.00 & no/100)
payable in 48 monthly installments of Three Hundred Sixty Three and 47/100 Dollars (\$ 363.47) each, all in accordance with the terms and conditions of one certain promissory note evidencing this debt, which note is of even date with this mortgage and is made, executed and delivered by the mortgagor to the mortgagee concurrently with this mortgage, and as a part of this contract.

Furthermore this mortgage also secures any advances which the Mortgagee may make to the Mortgagors, or their successors in title or interest, for any purpose, at any time before the release and cancellation hereof, but at no time shall such advances together with the balance remaining due upon the original obligation exceed the sums first secured hereby, nor shall the term of this mortgage be increased, providing, however, that nothing in this paragraph contained shall be considered as limiting the amounts that may be secured hereby when advanced to protect Mortgagee's security or in accordance with other covenants contained herein.

The within described property is not used principally for agricultural or farming purposes.

THE MORTGAGOR HEREBY COVENANTS AND AGREES WITH THE MORTGAGEE THAT:

I. He is the owner of the above described premises; that the same are now clear of incumbrance; that he will keep the buildings and other destructible property covered by this mortgage insured against loss by fire and other hazards in a sum at least equal to the mortgagee's appraised value thereof; such insurance contract shall be issued by a responsible insurance company, and the policy evidencing the same shall be delivered into the possession of the mortgagee. The said policy shall be endorsed by the mortgagor and shall contain an appropriate clause providing that the loss thereunder, if any, shall be payable to the mortgagee, in accordance with its interest at the time of loss. Mortgagor shall do all things necessary to obtain prompt settlement for each and every loss or claim covered by any such policy. The mortgagor further covenants that he will pay promptly all premiums on such insurance; and that he will pay promptly and before delinquency any and all installments of taxes, special assessments and other governmental levies which may hereafter be levied against or become a lien upon this mortgaged property; that he will keep the buildings and appurtenances on the said property in a good state of repair, all to the effect that the value of said property shall not be impaired during the life of this mortgage.

II. All or any part of the principal sum of this note may be paid in advance at any time with interest to the date of such payment.

III. In order to more fully protect the security of this mortgage the mortgagor, together with and in addition to the monthly installments of principal and interest payable under the terms of the note secured hereby, on the first day of each month until the said note is fully paid, will pay to the mortgagee the following sums:

a. A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus 1/12 of the taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee), less all sums already paid therefor, divided by the number of months to elapse before one (1) month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by the mortgagee in trust to pay said ground rents, premiums, taxes and special assessments.

b. All payments mentioned in the preceding subsection of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the mortgagor each month in a single payment to be applied by the mortgagee to the following items in the order set forth:

- (1) Ground rents, taxes, assessments, fire and other hazard insurance premiums;
- (2) Interest on the note secured hereby;
- (3) Amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payments shall, unless made good by the mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage.

IV. The Mortgagee may collect a late charge imposed in accordance with the By-Laws of this Credit Union, for failure to comply with the terms and conditions of this mortgage.

V. If the total payments made by the mortgagor under a of paragraph III preceding shall exceed the amount of the payments actually made by the mortgagee for ground rent, taxes, assessments, or insurance premiums, as the case may be, such excess shall be credited by the mortgagee on subsequent payments to be made by the mortgagor. If, however, the monthly payments made by the mortgagor under a of paragraph III preceding shall not be sufficient to pay ground rents, taxes, assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the mortgagor shall pay to the mortgagee any amount necessary to make up the deficiency on or before the date when payment of such ground rent, taxes, assessments or insurance premiums shall be due. If at any time the mortgagor under the provisions heretofore made shall tender to the mortgagee full payment of the entire indebtedness represented by the note, the mortgagee shall in computing the amount of such indebtedness credit to the account of the mortgagor all payments made under the provisions of a of paragraph III hereof which the mortgagee has not become obligated to pay. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the mortgagee acquires the property otherwise after default, the mortgagee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under a of paragraph III preceding as a credit against the amount of the principal remaining unpaid under said note.

VI. He will pay all taxes, assessments, water rates and other governmental or municipal charges, fines or impositions for which provision has not been made heretofore and will promptly deliver the official receipts therefor to the said mortgagee, and in default thereof the mortgagee may pay the same.

VII. The mortgagor further covenants and agrees that the loan secured by this mortgage is made upon the personal character and integrity of the mortgagor, as well as upon the security offered, and that therefore he will not convey this mortgaged property, or any interest therein. If Mortgagors sell, convey, transfer or dispose of the above described property, Mortgagees may accelerate the debt due and owing and declare the full unpaid balance of principal due and payable.

