87890

MORTGAGE

[illegible] 10454

The Mortgagors, [illegible] and [illegible], husband and wife

of Stevenson, Wa

hereby mortgage to [illegible], a Washington corporation, the following described real property situated in [illegible] County, State of Washington:

Lot 4 EXCEPT the West [illegible] feet thereof; the West 50 feet of Lot 5; and the West [illegible] feet of Lot [illegible], Block [illegible] of the FIRST ADDITION TO [illegible] CREST [illegible] TRACTS, 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: Easements and rights of way of record.

and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all awnings, window shades, screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnace and heating systems, water heaters, burners, fuel storage bins and tanks and irrigation systems and all built-in mirrors, ovens, cooking ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, gardens and shrubbery, and other like things and matters, [illegible] now or hereafter belonging to or used in the enjoyment of said property, all of which shall be construed as a part of the realty. The within described mortgaged property is not used principally for agricultural or farming purposes.

All to secure the payment of the sum of TWELVE THOUSAND FOUR HUNDRED AND NO/100******** ($12,400.00) Dollars, with interest thereon, and payable in monthly installments of $ 101.07 each, month, commencing on the 10th day of May, 1977, and payable on the 10th day of each month thereafter, according to the terms and conditions of the certain promissory note bearing even date herewith.

This mortgage lien shall continue in force and exist as security for any and all other advances which may hereafter be made by the Mortgagee to the Mortgagor, and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the Mortgagors to the Mortgagee.

The Mortgagors hereby jointly and severally, if more than one, covenant and agree with the Mortgagee as follows:

That the Mortgagors have a valid, unincumbered title in fee simple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit no waste or strip of the mortgaged premises and will keep the buildings and improvements on said property in good state of repair.

That the Mortgagors will pay said promissory note according to its terms. Should the Mortgagors fail to pay any installment of principal or interest provided for in said note, or any sum due under this mortgage, or breach any covenant or agreement herein contained, then the whole debt secured by this mortgage shall, at the election of the Mortgagee, become immediately due and payable [illegible]

[illegible]

That the Mortgagors will keep the buildings now on or hereafter placed on said premises continuously insured against loss or damage by fire and such other hazards [illegible]

[illegible]

That the Mortgagors will pay all taxes, assessments, and other governmental levies, now or hereafter assessed against the mortgaged premises, or imposed upon this mortgage or the note secured hereby, as soon as the same become due and payable, and shall immediately pay and discharge any lien having precedence over this mortgage. And to assure prompt payment the Mortgagors agree to pay to the Mortgagee monthly budget payments estimated by the Mortgagee to equal one-twelfth of the annual insurance premiums, taxes, assessments, and other governmental levies, which are or may become due upon the mortgaged premises, or upon this mortgage or the note secured hereby, the amount of such payments to be adjusted from time to time as conditions may require. The budget payments so accumulated may be applied by the Mortgagee to the payment of such taxes, assessments, or levies, in the amounts shown by the official statements thereof, and to the payment of insurance premiums in the amount actually paid or incurred therefor. And such budget payments are hereby pledged to the Mortgagee as collateral security for full performance of this mortgage and the note secured hereby and the Mortgagee may, at any time, without notice, apply said budget payments upon any sums delinquent upon said note or under the terms of this mortgage.

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagee shall be entitled to recover from the Mortgagors a reasonable attorney fee to be allowed by the court, and the reasonable cost of searching the records and obtaining abstracts of title or title reports for use in said action, and said sums shall be secured by this mortgage. In such foreclosure action a deficiency judgment may be entered in favor of the Mortgagee, and a receiver may be appointed at the Mortgagee's request to collect the rents, issues, and profits from the mortgaged premises.

And it is further covenanted and agreed that the owner and holder of this mortgage and of the promissory note secured hereby shall have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of time for payment of all or any part thereof, without in any way affecting the personal liability of any party obligated to pay such indebtedness.

Wherever the terms "mortgagors" occur herein it shall mean "mortgagor" when only one person executed this document, and the liability hereunder shall be joint and several.

Dated at ~~Camas~~ Washington April 12 A. D. 19 77
Stevenson

Stuart H. Milne
STUART H. MILNE

Donna M. Milne
DONNA M. MILNE

STATE OF WASHINGTON, County of ~~Clark~~ Skamania } ss.

On this day personally appeared before me STUART H. MILNE and DONNA M. MILNE, husband and wife

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of April, 1977 A. D.

[signature]
Notary Public in and for the State of Washington residing at ~~Camas~~, therein.
Stevenson

MORTGAGE

Loan No. 6283

FROM

STUART H. MILNE

and

DONNA M. MILNE

TO

Riverview Savings Association
Camas, Washington

STATE OF WASHINGTON
COUNTY OF SKAMANIA

Riverview Savings Association
Camas, Washington