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MTC-99449

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MORTGAGE TO SECURE CONSTRUCTION LOAN

MORTGAGE made March 17, 1981, by and between

HILTON R. THOMAS

herein referred to as **Mortgagor**, and **SECURITY SAVINGS AND LOAN ASSOCIATION**, an Oregon Corporation, at **Klamath Falls, Oregon**, hereinafter referred to as **Mortgagee**.

MORTGAGOR, in consideration of **FIFTY THOUSAND AND NO/100**

Dollars (\$50,000.00) paid to **HILTON R. THOMAS**

, hereby mortgages all of the following described property situated in

County of Klamath, State of Oregon, to wit:

Lot 4 in Block 8, TRACT 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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Together with and including all buildings and other improvements thereon or that may be hereafter erected thereon, all easements, rights and appurtenances thereunto belonging or appertaining, and the reversions, remainders, rents, issues, and profits thereof. And also all fixtures and personal property on or used in connection with such improvements, or hereafter placed on or used in connection therewith, including but not limited to the following: all heating, refrigerating, ventilating, air conditioning, sprinkling and vacuum cleaning plants and systems; all water and power systems; all plumbing and lighting fixtures; all incinerators, shades, screens, awnings and storm windows; and all plants, trees, and shrubs of every kind now growing, or hereafter planted on the premises.

This mortgage is given to secure the payment of **FIFTY THOUSAND AND NO/100**

Dollars (\$50,000.00) with interest at **fifteen & 1/2 per cent (15.50%)** per annum from the date hereof, interest payable in monthly installments on the **day of each and every month hereafter**, with the principal balance and interest due and to be paid on or before **October 1, 1981**. This mortgage is made pursuant to a certain **Construction Agreement** between the mortgagor and mortgagee dated **March 17, 1981**, and is subject to all provisions of such Construction Agreement as if they were fully set forth herein and made a part of this mortgage.

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Mortgagor covenants with mortgagee as follows:

1. Mortgagor will pay the indebtedness as herein provided. Privilege is reserved to prepay at any time without premium or fee.

2. Mortgagor will, during the life of this mortgage and until the obligation secured hereby shall be fully paid and satisfied, keep the buildings now on, or hereafter erected on, the premises insured against loss or damage by fire and other hazards commonly known as Extended Coverage Risks, to an amount to be approved by the mortgagee, not exceeding the full insurable value of the buildings, in a company or companies to be approved by mortgagee; and will assign and deliver the policies of insurance to mortgagee, or its assigns, with standard and customary loss-payable clauses in the name of mortgagee indorsed thereon, and mortgagee shall hold such policies as collateral and further security for the payment of the obligation secured by this mortgage; and in default of doing so on the part of mortgagor, then mortgagee may obtain such insurance and hold the same as hereinabove provided, and mortgagor will repay to mortgagee all premiums so paid by mortgagee, with interest from the time of payment by mortgagee, on demand; all premiums so paid by mortgagee shall be secured by this mortgage and shall be collectible in the same manner as the principal indebtedness; and should the holder of the mortgage by reason of such insurance against loss by fire or other risk insured against by the holder sum of money for damage thereunder, such amount may be retained and applied by the holder of the mortgage toward payment of the debt secured by the mortgage, or the same may be paid over either wholly or in part to mortgagor for the repair of the buildings or for the erection of new buildings in their place, or for any other purpose or object satisfactory to the holder of the mortgage; and if mortgagee receives and retains insurance money for damage to buildings, the lien of the mortgagee shall be affected only by a reduction thereof by the amount of such insurance money so retained by mortgagee.

3. No building on the premises shall be removed, substantially altered, or demolished without the consent of mortgagee; and to complete all buildings in course of construction or hereafter constructed thereon within six months from the date hereof or the date construction is hereafter commenced. All buildings now or hereafter situated on the premises shall be maintained by the mortgagor in good and substantial repair. Mortgagor shall not commit or suffer waste on the premises, and in the event of such waste mortgagee, in addition to any other available remedy, shall be entitled immediately to restrain the same by injunction or other appropriate proceeding.

4. Mortgagor will pay all taxes, assessments, water rents, sewer service charges, and other governmental or municipal charges and rates levied, imposed, or charged against the premises before the delinquent date thereof; and in default in any such payment on the part of the mortgagor, mortgagee may pay the same, and all such payments shall be added to the obligation secured by this mortgage and shall bear interest at the same rate as the principal sum secured hereby until repaid by mortgagor.

5. Mortgagor, within ten (10) days after request of mortgagee in person or by mail, will furnish to mortgagee or other person, firm or corporation designated by mortgagee, a duly acknowledged written statement of the amount due on the mortgage and whether any off-sets or defenses exist against the mortgage debt.

6. The whole of the principal sum and interest shall become due at the option of the mortgagee under any of the following conditions: after default in the payment of any principal or interest, or any installment thereof, as provided in such note for ten (10) days; after default in the payment of any tax, assessment, water rent, sewer service charge, or other governmental or municipal charge or rate levied or charged against the mortgaged premises, for ten (10) days after notice and demand from mortgagee; after default after notice and demand from mortgagee either in assigning and delivering the insurance policies insuring the building against loss, or in reimbursing mortgagee for premiums paid on such insurance, as herein provided; or after default on request of mortgagee in furnishing a statement of the amount due on the mortgage and whether any off-sets or defenses exist against the mortgaged debt, as hereinabove provided.

7. Mortgagor hereby warrants the title to the premises and covenants with mortgagee that the mortgagor is the true and lawful owner of the premises and is well seized of the same in fee simple and has good right and full power to grant and mortgage same, and that the premises are free and clear of all encumbrances, excepting only restrictions and easements of record, taxes and assessments not yet due or delinquent, and such other matters as are hereinabove following the legal description of the premises expressly set forth; and mortgagor further covenants that he will warrant and defend the same against all lawful claims of all persons except as hereinabove provided.

8. In case of a foreclosure sale, the premises, or so much thereof as may be affected by this mortgage, may be sold in one parcel.

9. Mortgagor hereby assigns to mortgagee the rents, issues and profits of the premises as further security for the payment of the obligation secured hereby, and grants to mortgagee the right to enter the premises for the purpose of collecting the same, and to let the premises or any part thereof, and to apply the monies received therefrom, after payment of all necessary charges and expenses, to the obligations secured hereby, and grants to mortgagee the right to enter the premises for the purpose of collecting the same, and to let the premises or any part thereof, and to apply the monies received therefrom, after payment of all necessary charges and expenses, to the obligations secured by this mortgage, on default under any of the covenants, conditions, or agreements contained herein. Mortgagor further promises and agrees, in the event of any such default, to pay to mortgagee, or any receiver appointed to collect the rents, issues, and profits of the premises, a fair and reasonable occupational rent for the use and occupation of the same or of such part thereof as may be in the possession of mortgagor; and on default in payment of such rental to vacate and surrender possession of the premises, or that portion thereof occupied by mortgagor, to mortgagee or the receiver theretofore appointed.

10. In the event any action or proceeding is commenced, except an action to foreclose this mortgage or to collect the obligation secured hereby, in which it becomes necessary to defend or assert the lien of this mortgage, whether or not mortgagee is made or becomes a party to such action or proceeding, all expenses of mortgagee incurred in any such action or proceeding to prosecute or defend the rights and lien created by this mortgage, including reasonable attorneys fees, shall be paid by the mortgagor, and if not so paid promptly on request, shall be added to the debt secured hereby and become a lien on the mortgaged premises, and shall be deemed to be fully secured by this mortgage and be prior and paramount to any right, title, interest or claim on the premises accruing or attaching subsequent to the lien of this mortgage, and shall bear interest at the rate provided for the obligation secured hereby. This covenant shall not govern or effect any action or proceeding to foreclose this mortgage or to recover or to collect the debt secured hereby, which action or proceeding shall be governed by the provisions of law and of court respecting the recovery of costs, disbursements, and allowances in foreclosure suits.

11. The holder of this mortgage, in any action or proceeding to foreclose it, shall be entitled to the appointment of a receiver.

12. If the premises or any part thereof shall be condemned and taken under the power of eminent domain, or if any award for any change of grade of streets affecting the premises shall be made, all damages and awards for the property so taken or damaged shall be paid to the holder of this mortgage, to the amount then unpaid on the indebtedness hereby secured, without regard to whether or not the balance remaining unpaid on the indebtedness may then be due and payable; and the amount so paid shall be credited against the indebtedness and, if sufficient to pay the entire amount thereof, may, at the option of the holder, be applied to the last maturing installments, and the balance of such damages and awards, if any, shall be paid to mortgagor. The holder of this mortgage is hereby given full power, right and authority to receive and receipt for any and all such damages and awards.

13. If mortgagor or any obligor on the note secured hereby: (1) files a voluntary petition in bankruptcy under the Bankruptcy Act of the United States, or (2) is adjudicated a bankrupt under said Act, or (3) is the subject of a petition filed in federal or state court for the appointment

of a trustee or receiver in bankruptcy or insolvency, or (4) makes a general assignment for the benefit of creditors then and on the occurrence of any of such conditions, at the option of the mortgagee, the entire balance of the principal sum secured hereby, together with all accrued interest, shall immediately become due and payable.

14. Mortgagor will comply with all statutes, ordinances, and governmental requirements affecting the premises, and if mortgagor neglects, or refuses to so comply and such failure or refusal continues for a period of thirty (30) days, then, at the option of the mortgagee, the entire balance of the principal sum secured hereby, together with all accrued interest, will immediately become due and payable.

The word "mortgagor" shall be construed as if it read "mortgagors" and the word "holder" shall include any payee of indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise. The words "mortgagor" and "mortgagee" shall be construed to include their respective heirs, executors, administrators, personal representatives, successors, and assigns, and all covenants herein set forth shall bind and inure to the benefit of the same.

IN WITNESS WHEREOF, this mortgage has been executed at Klamath Falls, Oregon the day and year first above written.

Hilton R. Thomas
HILTON R. THOMAS (Seal)

(Seal)

STATE OF OREGON

County of Klamath

THIS CERTIFIES, that on this 2 day of APRIL, A.D., 1981, before me, the undersigned, a Notary Public for said state appeared the within named HILTON R. THOMAS

to me known to be the same identical person described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed.

NOTARY PUBLIC FOR OREGON

My Commission Expires: JULY 20, 1983

STATE OF OREGON, COUNTY OF KLAMATH; ss.

ed for record at request of Mountain Title Co.

3rd day of April, A.D. 1981 at 11:53 o'clock A.M., and

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EVLYN BIEHN, County Clerk

Fee \$14.00

By Debra A. Jensen

Return M.T.C.

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