20-108

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900371

Date of Tax Deed Application
Apr 22, 2019

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2017 / 7772**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **13-0837-249**

Cert Holder:
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:
ALEXANDER MARY T
224 E GARDEN ST UNIT 149
PENSACOLA, FL 32502
UNIT 149 CARLTON PALMS CONDOMINIUM ALSO .0084671% INT IN COMMON ELEMENTS OR 7491 P 1831 CA 69

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/7772	13-0837-249	06/01/2017	901.44	45.07	946.51
2018/7927	13-0837-249	06/01/2018	931.64	46.58	978.22

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
/						

Amounts Certified by Tax Collector (Lines 1-7):	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,924.73
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	994.58
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,294.31

Amounts Certified by Clerk of Court (Lines 8-15):	Total Amount Paid
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	12.50
19. Total Amount to Redeem	

Done this the 7th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: March 2, 2020 By Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
13-0837-249 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900371

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
13-0837-249	2017/7772	06-01-2017	UNIT 149 CARLTON PALMS CONDOMINIUM ALSO .0084671% INT IN COMMON ELEMENTS OR 7491 P 1831 CA 69

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-22-2019
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

Navigate Mode ◉ Account ○ Reference

Printer Friendly Version

General Information

Reference:	000S008006149001
Account:	130837249
Owners:	ALEXANDER MARY T
Mail:	224 E GARDEN ST UNIT 149 PENSACOLA, FL 32502
Situs:	224 E GARDEN ST 149 32502
Use Code:	CONDO-RES UNIT
Taxing Authority:	DOWNTOWN, PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	$0	$56,160	$56,160	$43,835
2017	$0	$39,850	$39,850	$39,850
2016	$0	$38,000	$38,000	$38,000

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/10/2016	7491	1831	$50,000	WD	View Instr
05/2004	5418	462	$57,900	WD	View Instr
11/1995	3870	852	$54,900	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2018 Certified Roll Exemptions
None

Legal Description
UNIT 149 CARLTON PALMS CONDOMINIUM ALSO .0084671% INT IN COMMON ELEMENTS OR 7491 P 1831 CA 69

Extra Features
None

Parcel Information

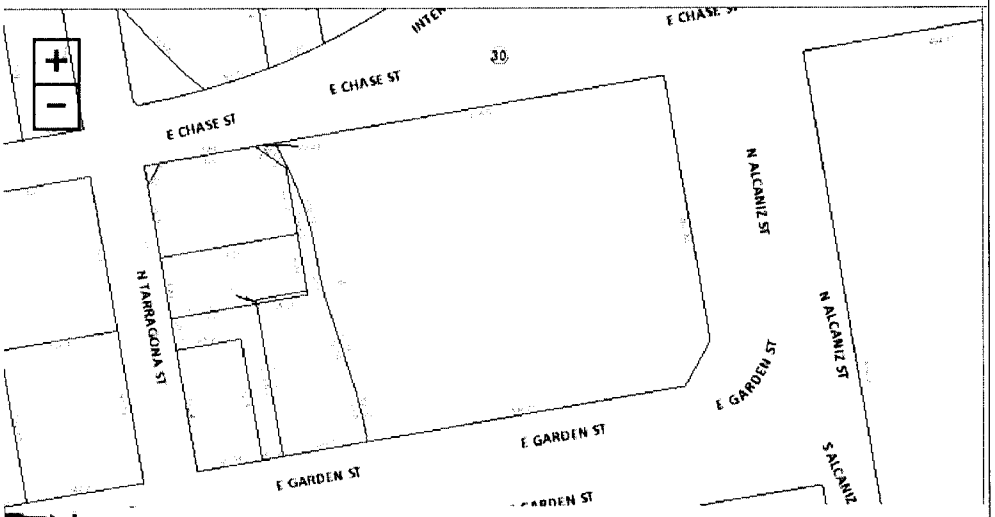
Section Map Id:
CA069

Approx. Acreage:
4.0118

Zoned:
C-2A

Evacuation & Flood Information
Open Report

Launch Interactive Map



View Florida Department of Environmental Protection(DEP) Data

Buildings

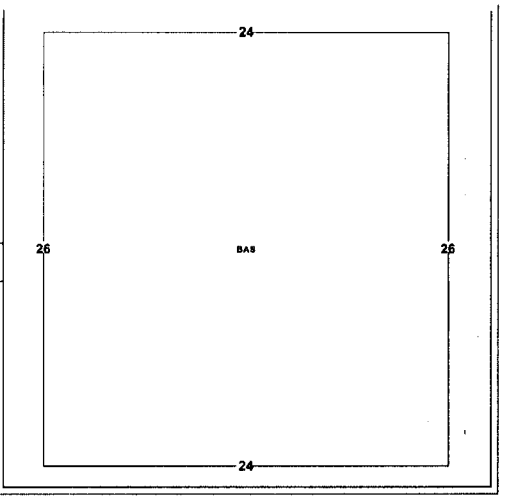
Address:224 E GARDEN ST 149, Year Built: 1973, Effective Year: 1984

Structural Elements

DECOR/MILLWORK-*ABOVE AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-FACE/VENEER*
FLOOR COVER-*CARPET*
FOUNDATION-*SLAB ON GRADE*

HEAT/AIR-*UNIT HEATERS*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*1*
ROOF COVER-*BLT UP MTL/GYP*
ROOF FRAMING-*STEEL TRUSS/FRM*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*MASONRY PIL/STL*

Areas - 624 Total SF
BASE AREA - *624*



Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/15/2019 (tc.4166)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019045737 5/24/2019 4:42 PM
OFF REC BK: 8100 PG: 1664 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 07772**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

UNIT 149 CARLTON PALMS CONDOMINIUM ALSO .0084671% INT IN COMMON ELEMENTS OR 7491 P 1831 CA 69

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130837249 (20-108)

The assessment of the said property under the said certificate issued was in the name of

MARY T ALEXANDER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of March, which is the **2nd day of March 2020.**

Dated this 24th day of May 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

20-108

Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark

Redeemed From Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 130837249 Certificate Number: 007772 of 2017

Redemption: Yes | Application Date: 04/22/2019 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date: 03/02/2020	Redemption Date: 07/19/2019
Months	11	3
Tax Collector	$3,294.31	$3,294.31
Tax Collector Interest	$543.56	$148.24
Tax Collector Fee	$12.50	$12.50
Total Tax Collector	$3,850.37	$3,455.05 T.C.
Record TDA Notice	$17.00	$17.00
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$77.06	$21.02
Total Clerk	$544.06	$488.02 C.H.
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$4,511.43	$3,960.07
	Repayment Overpayment Refund Amount	$551.36
Book/Page	8100	1664

Notes

20-108

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 130837249 Certificate Number: 007772 of 2017

Payor: MARY T ALEXANDER 224 E GARDEN ST UNIT 149 PENSACOLA, FL 32502 **Date** 07/19/2019

Clerk's Check #	1
Tax Collector Check #	1

Clerk's Total	$544.06
Tax Collector's Total	$3,850.37
Postage	$60.00
Researcher Copies	$0.00
Recording	$10.00
Prep Fee	$7.00
Total Received	~~$4,471.43~~ $3,640.07

PAM CHILDERS
Clerk of the Circuit Court

Received By: Whitney Coppage
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

Case # 2017 TD 007772
Redeemed Date 07/19/2019
Name MARY T ALEXANDER 224 E GARDEN ST UNIT 149 PENSACOLA, FL 32502

Clerk's Total = TAXDEED	~~$544.06~~
Due Tax Collector = TAXDEED	~~$3,850.37~~
Postage = TD2	~~$60.00~~
ResearcherCopies = TD6	$0.00
Release TDA Notice (Recording) = RECORD2	$10.00
Release TDA Notice (Prep Fee) = TD4	$7.00

$3,623.07

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019062978 7/19/2019 3:56 PM
OFF REC BK: 8132 PG: 995 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8100, Page 1664, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07772, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **130837249 (20-108)**

DESCRIPTION OF PROPERTY:

UNIT 149 CARLTON PALMS CONDOMINIUM ALSO .0084671% INT IN COMMON ELEMENTS OR 7491 P 1831 CA 69

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: MARY T ALEXANDER

Dated this 19th day of July 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

20-108

Redeemed

Southern Guaranty Title Company
4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15563 December 9, 2019

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 12-09-1999, through 12-09-2019, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

   Mary T. Alexander

2. The land covered by this Report is:

   LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____ December 9, 2019

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 15563

December 9, 2019

Unit 149, CARLTON PALMS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 3714, Page 822, as amended in Official Records Book 3769, Page 212, both of the Public Records of Escambia County, Florida; together with an undivided interest in and to the common elements as described in said Declaration, as amended, appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Carlton Palms.

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15563

December 9, 2019

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. That certain mortgage executed by Mary T. Alexander in favor of Beach Community Bank dated 03/14/2016 and recorded 03/15/2016 in Official Records Book 7491, page 1832 of the public records of Escambia County, Florida, in the original amount of $40,000.00. Assignment of Rents and Leases in O.R. Book 7491, page 1842.

2. All Taxes Paid. The assessed value is $71,760.oo. Tax ID 13-0832-249.

PLEASE NOTE THE FOLLOWING:

A. Subject to current year taxes.
B. Taxes and assessments due now or in subsequent years.
C. Subject to Easements, Restrictions and Covenants of record.
D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsgt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-2-2020

TAX ACCOUNT NO.: 13-0837-249

CERTIFICATE NO.: 2017-7772

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
___	X	Notify City of Pensacola, P.O. Box 12910, 32521
___	X	Notify Escambia County, 190 Governmental Center, 32502
___	X	Homestead for _____ tax year.

Mary T. Alexander
5372 Starboard St. Unit 308
Orlando, FL 32814
and
224 E. Garden St. #149
Pensacola, FL 32502

Beach Community Bank
33 W. Garden St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 9th day of December, 2019.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Recorded in Public Records 03/15/2016 at 09:37 AM OR Book 7491 Page 1831, Instrument #2016018581, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $350.00

This instrument prepared by:
Denis A. Braslow
Attorney at Law
917 N. 12TH AVE
Pensacola, FL 32501

Parcel ID Number: 00-0S-00-800-6149-001

Warranty Deed

This Indenture, Made this 10 day of March , 2016 A.D., **Between**
Spencer W. Bailey, a married man

of the County of Craven , State of North Carolina , **grantor,** and
Mary T. Alexander, a single woman

whose address is: ~~225 NW Sykle Drive, Pensacola, FL 32507~~ 224 E. Garden Street, Unit #149 Pensacola, FL 32502
of the County of Escambia , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

Unit 149, CARLTON PALMS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 3714, Page 822, as amended in Official Records Book 3769, Page 212, both of the Public Records of Escambia County, Florida; together with an undivided interest in and to the common elements as described in said Declaration, as amended, appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Carlton Palms.

The property herein conveyed does not constitute the homestead property of the Grantor.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Euripina Enriquez Vanbuzer
Witness

Spencer W. Bailey (Seal)
P.O. Address: 417 Riverside Drive, New Bern, NC 28560

Printed Name: Elizabeth F. Dixon
Witness

STATE OF North Carolina
COUNTY OF Craven

The foregoing instrument was acknowledged before me this 10 day of March , 2016 by
Spencer W. Bailey, a married man

who is personally known to me or who has produced his NCDL as identification.

ELIZABETH F DIXON
Notary Public
Craven Co., North Carolina
My Commission Expires July 27, 2018

Printed Name: Elizabeth F. Dixon
Notary Public
My Commission Expires: July 27, 2018

ALE15753

Laser Generated by © Display Systems, Inc., 2016 (863) 761-5555 Form FLWD-1

$50,000.00

Recorded in Public Records 03/15/2016 at 09:37 AM OR Book 7491 Page 1832, Instrument #2016018582, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $86.50 MTG Stamps $140.00 Int. Tax $80.00

RECORDATION REQUESTED BY:
Beach Community Bank
Garden Street
33 W Garden Street
Pensacola, FL 32502

WHEN RECORDED MAIL TO:
Beach Community Bank
17 SE Eglin Pkwy
Fort Walton Beach, FL 32548

RETURN TO:
DENIS A. BRASLOW
ATTORNEY AT LAW
917 N. 12th AVE
PENSACOLA, FL. 32501

This Mortgage prepared by:

Name: Maria M. Wejroch
Company: Beach Community Bank
Address: 33 W. Garden Street
Pensacola, FL 32502

MORTGAGE

FUTURE ADVANCES

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed $80,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated March 14, 2016, is made and executed between Mary T. Alexander, a single woman, whose address is 225 NW Syrcle Drive, Pensacola, FL 32507 (referred to below as "Grantor") and Beach Community Bank, whose address is 33 W Garden Street, Pensacola, FL 32502 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, **(the "Real Property") located in Escambia County, State of Florida:**

See Exhibit A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 224 E Garden Street, Unit 149, Pensacola, FL 32502.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor within twenty (20) years of the date of this Mortgage, together with all interest thereon; however, in no event shall such future advances (excluding interest) exceed in the aggregate $80,000.00.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF $40,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be