



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0925-61

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	TAGGART KERI 5617 LEESWAY BLVD PENSACOLA, FL 32504 5617 LEESWAY BLVD 01-2308-765 LT 11 BLK 16 SCENIC HEIGHTS UNIT 9 PB 7 P 56 OR 4554 P 580 SEC 11/12/13 TWP 1S R 29W	Certificate #	2023 / 171
		Date certificate issued	06/01/2023

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/171	06/01/2023	1,154.44	57.72	1,212.16
→ Part 2: Total*				1,212.16

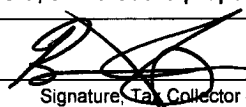
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,212.16
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,587.16

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Signature, Tax Collector or Designee

Escambia, Florida  
Date April 24th, 2025

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	51,743.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/03/2025</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

##### Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

##### Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

##### Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500170

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540,

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
01-2308-765	2023/171	06-01-2023	LT 11 BLK 16 SCENIC HEIGHTS UNIT 9 PB 7 P 56 OR 4554 P 580 SEC 11/12/13 TWP 1S R 29W

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  
KEYS FUNDING LLC - 6023  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540

04-21-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

#### General Information

Parcel ID: 121S291001011016  
Account: 012308765  
Owners: TAGGART KERI  
Mail: 5617 LEESWAY BLVD  
PENSACOLA, FL 32504  
Situs: 5617 LEESWAY BLVD 32504  
Use Code: SINGLE FAMILY RESID   
Taxing Authority: 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
2024	\$40,000	\$157,370	\$197,370	\$103,487
2023	\$40,000	\$151,190	\$191,190	\$100,473
2022	\$35,000	\$134,908	\$169,908	\$97,547

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

#### Sales Data [Type List:](#)

Sale Date	Book	Page	Value	Type	Multi	Parcel	Records
04/2000	4554	580	\$75,000	WD	N		
05/1994	3585	983	\$24,700	WD	N		
03/1987	2369	427	\$53,000	WD	N		
01/1974	786	572	\$31,300	WD	N		

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

#### 2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION

#### Legal Description

LT 11 BLK 16 SCENIC HEIGHTS UNIT 9 PB 7 P 56 OR 4554 P  
580 SEC 11/12/13 TWP 1S R 29W

#### Extra Features

None

#### Parcel Information

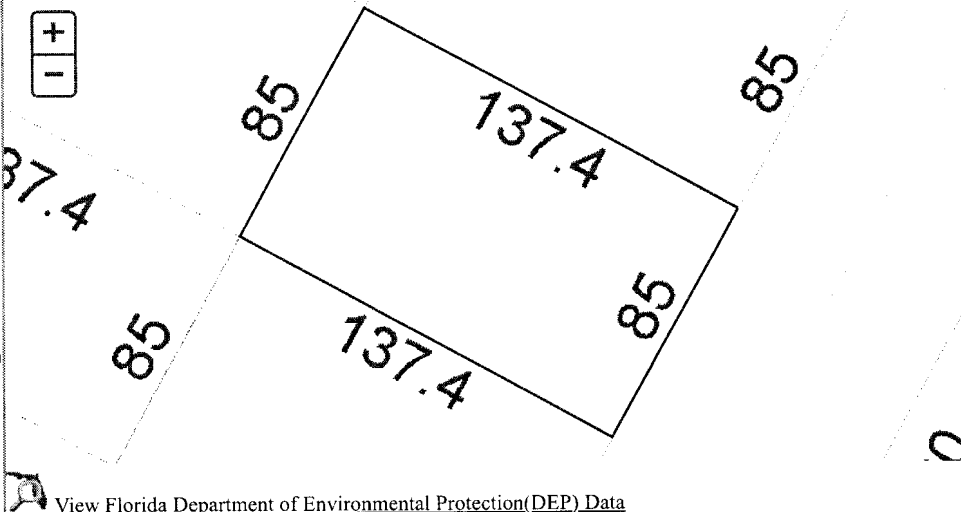
[Launch Interactive Map](#)

Section  
Map Id:  
11-1S-29-2

Approx.  
Acreage:  
0.2670

Zoned:   
R-1AAA

Evacuation  
& Flood  
Information  
[Open  
Report](#)

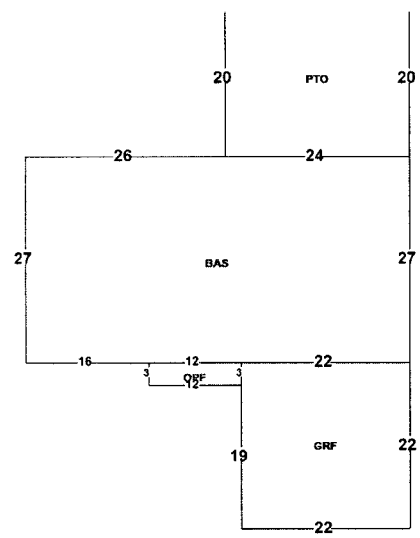


[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address: 5617 LEESWAY BLVD, Improvement Type: SINGLE FAMILY, Year Built: 1971, Effective Year: 1971, PA Building ID#: 38476

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 2350 Total SF

BASE AREA - 1350  
GARAGE FIN - 484  
OPEN PORCH FIN - 36  
PATIO - 480

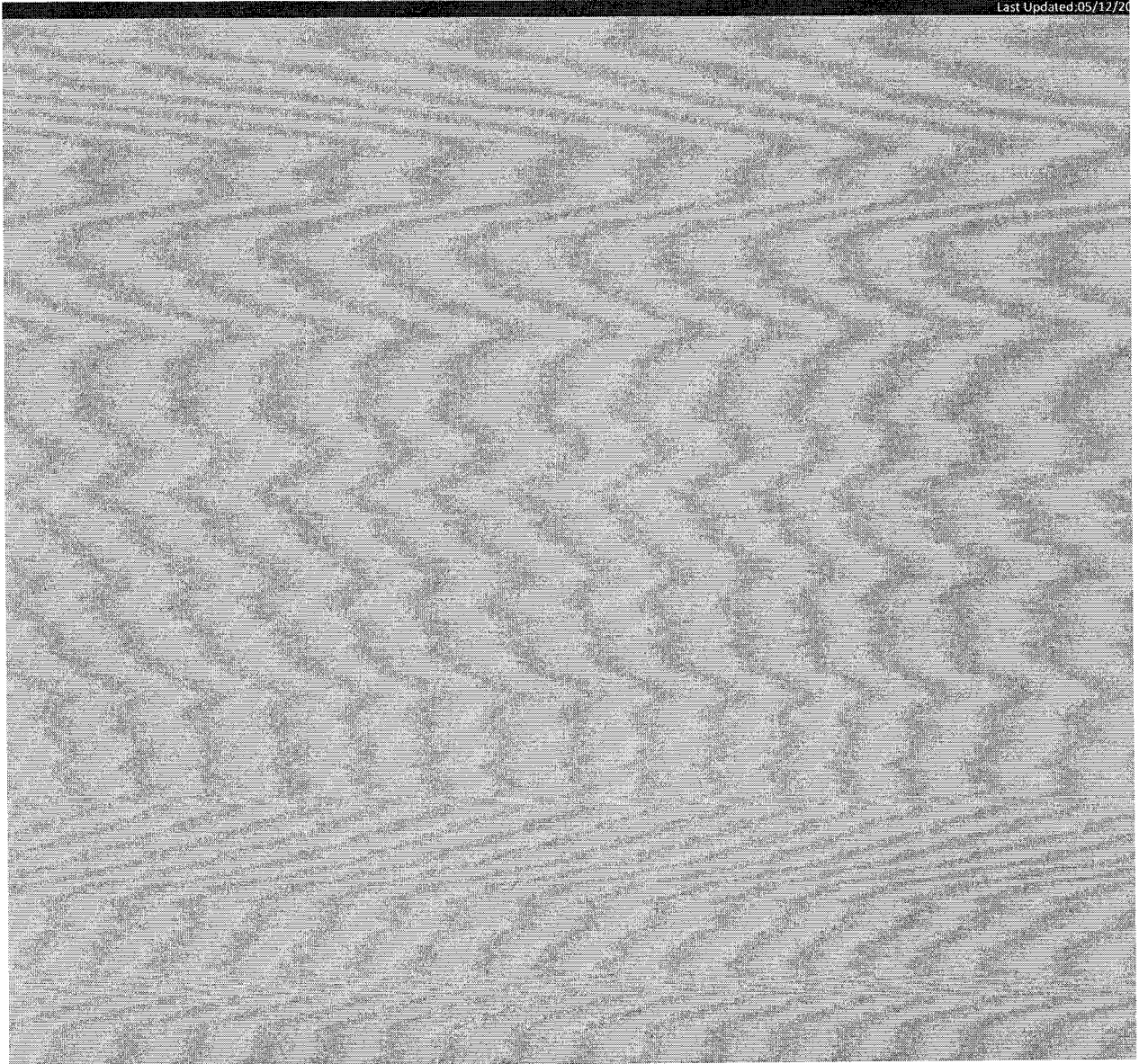
Images



11/13/2024 12:00:00 AM

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:05/12/20



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00171**, issued the **1st** day of **June, A.D., 2023** 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:

**LT 11 BLK 16 SCENIC HEIGHTS UNIT 9 PB 7 P 56 OR 4554 P 580 SEC 11/12/13 TWP 1S R 29W**

**SECTION 12, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 012308765 (0925-61)**

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

**KERI TAGGART**

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** Wednesday in the month of September, which is the **3rd day of September 2025**.

Dated this 12th day of May 2025.

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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-2308-765 CERTIFICATE #: 2023-0171

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 17, 2005 to and including June 17, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,  
As President  
Dated: June 18, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

June 18, 2025

Tax Account #: **01-2308-765**

1. The Grantee(s) of the last deed(s) of record is/are: **KERI TAGGART AKA KERI PELFREY**  
**By Virtue of Warranty Deed recorded 5/3/2000 in OR 4554/580**
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Mortgage in favor of Gregory A Ravenscroft recorded 2/27/2004 OR 5352/550**
4. Taxes:  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 01-2308-765**  
**Assessed Value: \$103,487.00**  
**Exemptions: HOMESTEAD**
5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



**PERDIDO TITLE SOLUTIONS**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** SEPT 3, 2025

**TAX ACCOUNT #:** 01-2308-765

**CERTIFICATE #:** 2023-0171

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

**KERI TAGGART AKA KERI PELFREY**  
**5617 LEESWAY BLVD**  
**PENSACOLA, FL 32504**

**GREGORY A RAVENSCROFT**  
**26 SWEETWATER OAKS DR**  
**FLETCHER, NC 28732**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of June 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

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

**PROPERTY INFORMATION REPORT**

**June 18, 2025**

**Tax Account #:01-2308-765**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 11 BLK 16 SCENIC HEIGHTS UNIT 9 PB 7 P 56 OR 4554 P 580 SEC 11/12/13 TWP 1S R 29W**

**SECTION 12, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 01-2308-765(0925-61)**

# This Warranty Deed

Made this 27th day of April A.D. 2000  
by Ottis M. Ratliff, Jr. and Tammy L.  
Ratliff, husband and wife

hereinafter called the grantor, to  
**Keri Taggart aka Keri Pelfrey, a married woman**

whose post office address is: 5617 Leesway Blvd.  
Pensacola, FL 32504

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

**Lot 11, Block 16, Scenic Heights, Unit No. 9, a subdivision of a portion of Sections 11, 12 & 13, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 7, Page 56 of the Public Records of said County.**

**SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.**

**Parcel Identification Number: 12-1S-29-1001-011-016**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2000

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Name: Witness, TIMBIE

Name: Witness, W. TIMBIE

Name: Witness

Name: Witness

Name & Address: Ottis M. Ratliff, Jr. LS

Name & Address: Tammy L. Ratliff LS

Name & Address: \_\_\_\_\_ LS

Name & Address: \_\_\_\_\_ LS

State of **Florida**  
County of **Escambia**

The foregoing instrument was acknowledged before me this 27th day of April, 2000, by

**Ottis M. Ratliff, Jr. and Tammy L. Ratliff, husband and wife**

who is personally known to me or who has produced

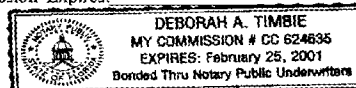
as identification.

*Deborah A. Timbie*  
Notary Public

Print Name:

My Commission Expires:

**PREPARED BY: Debbie Timbie**  
**RECORD & RETURN TO:**  
**First American Title Insurance Company**  
**7201 North 9th Avenue, Suite A-4**  
**Pensacola, Florida 32504**  
**File No: 0043987**



OR BK 4554 PG0580  
Escambia County, Florida  
INSTRUMENT 00-730588

DEED DOC STAMPS PD # ESC CO \$ 525.00  
05/03/00 EMILIE LEE JANSSEN, CLERK  
By: *Sallye Arnold*

OR BK 4554 P60581  
Escambia County, Florida  
INSTRUMENT 00-730588

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)  
ESCAMBIA COUNTY HEALTH DEPARTMENT**

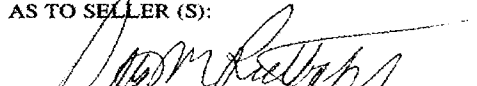
ATTENTION: Pursuant to Escambia County Code of Ordinances 99-24, in accordance with Section 1-20.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title.

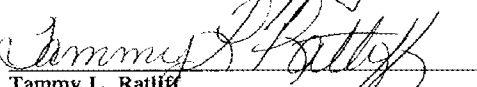
Legal Address of Property: 5617 Leesway Blvd., Pensacola, Florida 32504

Buyer/Seller are aware that the property is on a ☒ Sewer System ( ) Septic Tank  
(APPROVAL LETTER ATTACHED HERETO)

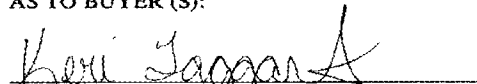
This form completed by: First American Title Insurance Company  
7201 N. 9th Avenue, Suite A-4  
Pensacola, FL 32504

AS TO SELLER (S):

  
Ottis M. Ratliff, Jr.

  
Tammy L. Ratliff

AS TO BUYER (S):

  
Keri Taggart

OR BK 4554 PG0582  
Escambia County, Florida  
INSTRUMENT 00-730588

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

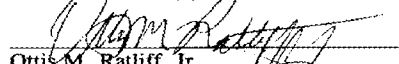
Name of Roadway: 5617 Leesway Blvd.

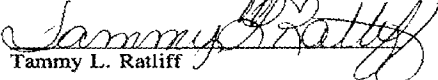
Legal Address of Property: 5617 Leesway Blvd., Pensacola, Florida 32504

The County ( x ) has accepted ( ) has not accepted the abutting roadway for maintenance.

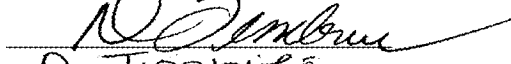
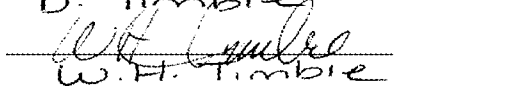
This form completed by: First American Title Insurance Company  
7201 N. 9th Ave, Suite A-4  
Pensacola, Florida 32504

AS TO SELLER(S):

  
Ottis M. Ratliff, Jr.

  
Tammy L. Ratliff

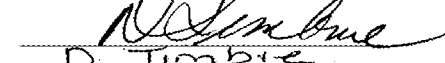
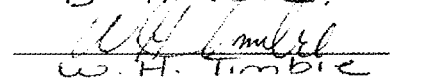
Witness to Seller(s)

  
D. Timbie  
  
W. H. Timbie

AS TO BUYER(S):

  
Ken Taggart

Witness to Buyer(s)

  
D. Timbie  
  
W. H. Timbie

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

RCD May 03, 2000 04:32 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 00-730588

\* Prepared by: Thomas G. Van Matre, Jr.  
Taylor & Van Matre, P.A.  
4300 Bayou Boulevard, Suite #16  
Pensacola, Florida 32503  
TVM File Number: 19-8504

OR BK 5352 PG0550  
Escambia County, Florida  
INSTRUMENT 2004-210252

MTG DOC STAMPS PD & ESC CO \$ 227.15  
02/27/04 ERNIE LEE WAGANA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 129.80  
02/27/04 ERNIE LEE WAGANA, CLERK

## MORTGAGE

STATE OF FLORIDA  
COUNTY OF Escambia

KERI TAGGART a/k/a KERI PELFREY, a single woman, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereinafter described, received from GREGORY A. RAVENSCROFT, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 20th Day of February, 2004, mortgages to the Mortgagee the real property in Escambia County, Florida, described as follows:

Lot 11, Block 16, SCENIC HEIGHTS, UNIT NO. 9, a subdivision of a portion of Sections 11, 12 and 13, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 7, Page 56, of the Public Records of said County.

**TRANSFER OF THE PROPERTY:** Assumption. If all or any part of the property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, excluding (a) the creation of a line or encumbrance subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenants or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all sums secured by this mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagee and the person to whom the property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Mortgagee and that the interest payable on the sums secured by this mortgage shall be at such rate as Mortgagee shall request.

as security for the payment of the following:

One Promissory Note of even date herewith in the principal sum of \$64,900.00 payable at the interest rate and on the terms specified in said note together with any and all extensions and renewals of same and any and all additional advances, if any, made pursuant to the terms of this mortgage.

AND Mortgagor agrees:

1. This mortgage shall also secure such future or additional advances as may be made by the Mortgagee at the option of Mortgagee to the Mortgagor, or the successors in title of Mortgagor, for any purpose provided that all such advances are to be made within twenty years from the date of this mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchases for a valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the amount of the initial promissory note described hereinabove or -0-, whichever is greater, plus interest thereon, and any disbursements made by the Mortgagee pursuant to the authority of this mortgage with interest on such disbursements.
2. To make all payments required by the note and this mortgage promptly when due.
3. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at the maximum rate allowed by law, shall be payable on demand by Mortgagee and shall be secured by this Mortgage.
4. To keep all buildings now or hereafter on the land insured against damage by fire and lightning in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
5. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of thirty (30) days shall constitute a breach of this mortgage.
6. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall be secured by this mortgage.

OR BK 5352 PGO 551  
Escambia County, Florida  
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7. That if any of the installments of principal or interest due by the terms of said promissory note are not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, and any such default remains for 30 days, the entire unpaid principal balance of the note plus interest, costs, and attorney's fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

8. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

9. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at the maximum rate allowed by law shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.

10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Signed, sealed and delivered  
in the presence of:

WITNESS TO SIGN

WITNESS TO PRINT NAME

WITNESS TO SIGN

WITNESS TO PRINT NAME

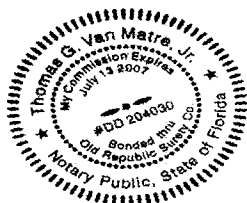
  
KERI TAGGART a/k/a Keri Pelfrey

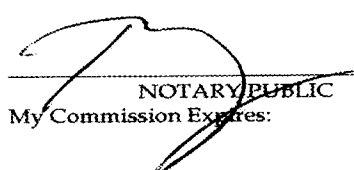
RCD Feb 27, 2004 08:56 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-210252

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 02/20/2004 by KERI TAGGART a/k/a Keri Pelfrey, a single woman, who is personally known to me or who has produced Drivers License as identification.



  
NOTARY PUBLIC  
My Commission Expires: