

19-441

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900181

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC**, holder of **Tax Sale Certificate Number 2017 / 269**, 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: **01-3006-728**

Cert Holder:
KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
BARKER SHAWN
955 AIRPORT RD #1423
DESTIN, FL 32541

LT 14 HABITAT S/D PB 10 P 67 OR 7407 P 449 CA 5

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
2017/269	01-3006-728	06/01/2017	1,122.34	56.12	1,178.46

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
2018/245	01-3006-728	06/01/2018	1,176.52	6.25	58.83	1,241.60

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	2,420.06
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,370.48
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)	4,165.54

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	6.25
19. Total Amount to Redeem	

Done this the 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 9-3-19

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-3006-728 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900181

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
01-3006-728	2017/269	06-01-2017	LT 14 HABITAT S/D PB 10 P 67 OR 7407 P 449 CA 5

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 TAX FUNDING LLC - 17 US BANK % KEYS TAX
FUNDING LLC
PO BOX 645040
CINCINNATI, OH 45264-5040

04-17-2019
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search Tangible Property Search Sale List

[Back](#)

Navigate Mode
 Account
 Reference

[Printer Friendly Version](#)


General Information Reference: 052S293000000014 Account: 013006728 Owners: BARKER SHAWN Mail: 955 AIRPORT RD #1423 DESTIN, FL 32541 Situs: 3315 E LLOYD ST 32503 Use Code: SINGLE FAMILY - TOWNHOME Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$9,500</td> <td>\$84,816</td> <td>\$94,316</td> <td>\$62,150</td> </tr> <tr> <td>2017</td> <td>\$9,500</td> <td>\$47,000</td> <td>\$56,500</td> <td>\$56,500</td> </tr> <tr> <td>2016</td> <td>\$9,500</td> <td>\$43,518</td> <td>\$53,018</td> <td>\$53,018</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2018	\$9,500	\$84,816	\$94,316	\$62,150	2017	\$9,500	\$47,000	\$56,500	\$56,500	2016	\$9,500	\$43,518	\$53,018	\$53,018
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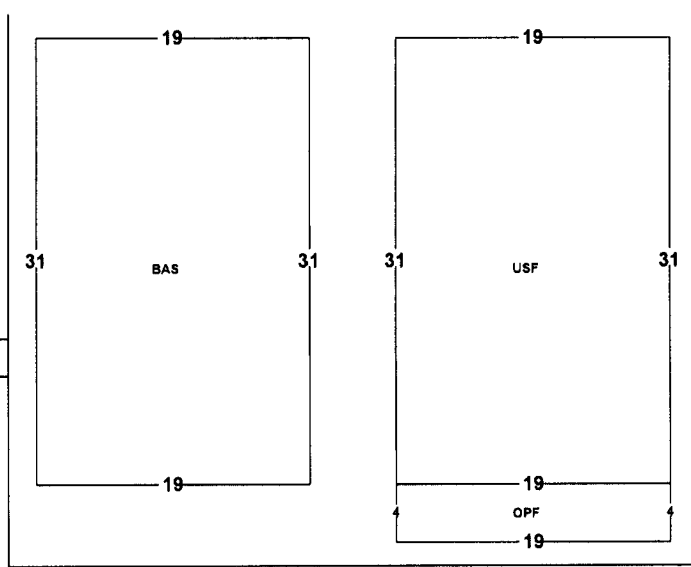
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>09/15/2015</td> <td>7407</td> <td>449</td> <td>\$65,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>12/21/2010</td> <td>6697</td> <td>655</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> <tr> <td>04/2006</td> <td>5882</td> <td>41</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> <tr> <td>11/2003</td> <td>5287</td> <td>1821</td> <td>\$60,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>04/1995</td> <td>3760</td> <td>858</td> <td>\$42,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>12/1979</td> <td>1395</td> <td>527</td> <td>\$35,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>07/1979</td> <td>1345</td> <td>653</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	09/15/2015	7407	449	\$65,000	WD	View Instr	12/21/2010	6697	655	\$100	CJ	View Instr	04/2006	5882	41	\$100	CJ	View Instr	11/2003	5287	1821	\$60,000	WD	View Instr	04/1995	3760	858	\$42,000	WD	View Instr	12/1979	1395	527	\$35,900	WD	View Instr	07/1979	1345	653	\$100	WD	View Instr	2018 Certified Roll Exemptions None
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Legal Description LT 14 HABITAT S/D PB 10 P 67 OR 7407 P 449 CA 5																																																	
Extra Features None																																																	

Parcel Information Section Map Id: CA005 Approx. Acreage: 0.0371 Zoned: R-ZL Evacuation & Flood Information Open Report	Launch Interactive Map
View Florida Department of Environmental Protection(DEP) Data	

Buildings	
Address: 3315 E LLOYD ST, Year Built: 1979, Effective Year: 1979	
Structural Elements DECOR/MILLWORK-ABOVE AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER	

EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1254 Total SF
BASE AREA - 589
OPEN PORCH FIN - 76
UPPER STORY FIN - 589



Images



7/1/15

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:04/25/2019 (tc.28734)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC - 17 US BANK** holder of **Tax Certificate No. 00269**, 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:

LT 14 HABITAT S/D PB 10 P 67 OR 7407 P 449 CA 5

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 013006728 (19-441)

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

SHAWN BARKER

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** Tuesday in the month of September, which is the **3rd day of September 2019**.

Dated this 29th day of April 2019.

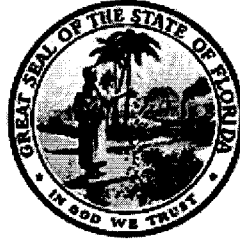
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 013006728 Certificate Number: 000269 of 2017

Payor: SHAWN BARKER 3315 E LLOYD ST PENSACOLA FL 32503 Date 05/15/2019

Clerk's Check #	1	Clerk's Total	\$302.03
Tax Collector Check #	1	Tax Collector's Total	\$4,484.21
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	-\$5,103.24

4388.28

\$4405.28

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 000269
Redeemed Date 05/15/2019

Name SHAWN BARKER 3315 E LLOYD ST PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$502.03	4388.28
Due Tax Collector = TAXDEED	\$4,484.21	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

NOTICE OF APPLICATION FOR TAX DEED

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 013006728 Certificate Number: 000269 of 2017

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/03/2019"/>	Redemption Date <input type="text" value="05/15/2019"/>
Months	5	1
Tax Collector	<input type="text" value="\$4,165.54"/>	<input type="text" value="\$4,165.54"/>
Tax Collector Interest	\$312.42	\$62.48
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,484.21	<input type="text" value="\$4,234.27"/> <i>FTC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$35.03	<input type="text" value="\$7.01"/>
Total Clerk	\$502.03	<input type="text" value="\$474.01"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,103.24	\$4,725.28
	Repayment Overpayment Refund Amount	\$377.96
Book/Page	<input type="text"/>	<input type="text"/>

Notes

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 8086, Page 570, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00269, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 013006728 (19-441)

DESCRIPTION OF PROPERTY:

LT 14 HABITAT S/D PB 10 P 67 OR 7407 P 449 CA 5

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

NAME IN WHICH ASSESSED: SHAWN BARKER

Dated this 15th day of May 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-441

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15195

June 4, 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 06-04-1999, through 06-04-2019, and said search reveals the following:

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

Shawn Barker

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: 

June 4, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15195

June 4, 2019

Lot 14, Habitat, as per plat thereof, recorded in Plat Book 10, Page 67, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15195

June 4, 2019

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

1. That certain mortgage executed by Shawn Barker in favor of Stella R. Carr dated 09/15/2015 and recorded 09/17/2015 in Official Records Book 7407, page 451 of the public records of Escambia County, Florida, in the original amount of \$55,000.00.
2. All Taxes Paid. The assessed value is \$94,316.00. Tax ID 01-3006-728.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2019

TAX ACCOUNT NO.: 01-3006-728

CERTIFICATE NO.: 2017-269

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

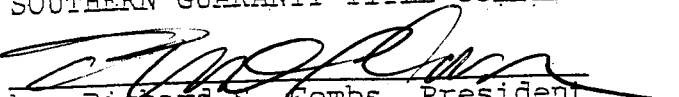
 X Homestead for tax year.

Shawn Barker
955 Airport Rd. #1423
Destin, FL 32541
and
3315 E.Lloyd St.
Pensacola, FL 32503

Stella R. Carr
P.O. Box 742
Ft. Walton Beach, FL 32549

Certified and delivered to Escambia County Tax Collector,
this 4th day of June, 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.

PREPARED BY:

MEAD LAW FIRM

24 Walter Martin Road NE
Fort Walton Beach, Florida 32548
File No: 31626DR

Property Appraiser's Parcel I.D. # 052S29-3000-000-014

This **WARRANTY DEED** made the 15th day of September, A.D. 2015, by

Stella R. Carr, an unmarried woman

whose post office address is: PO Box 742, Ft. Walton Beach, FL 32549-0742
hereinafter called the grantor to

Shawn Barker, an unmarried man

whose post office address is: 955 Airport Road, #1423, Destin, FL 32541
hereinafter called the grantee

(wherever used herein the terms "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 14, HABITAT Subdivision, being a Portion of Section 5, Township 2 South, Range 29
West, Escambia County, Florida, as Recorded in Plat Book 10, at Page 67, of the Public
Records of said County.

Subject to: Declaration of Covenants, Conditions, Restrictions and Easements,
including any amendments or modifications thereto, recorded in Book 1394, Page
526

**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, 2014.**

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

31626DR MRM JCLW

Signed, sealed and delivered in the presence of:

[Signature]
Dorothy [Signature] - Witness
[Signature]
Michael Mack, Jr. - Witness

[Signature]
Stella R. Carr - Seller

- Seller

STATE OF FLORIDA
COUNTY OF OKALOOSA

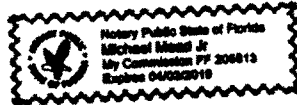
The foregoing instrument was acknowledged before me this 15th day of September, 2015, by Stella R. Carr

[Signature]
Notary Public
Print Notary Name:
My Commission Expires:

(affix notary seal)

Personally known to me KS

Produced _____ as identification



PREPARED BY:
MEAD LAW FIRM
24 Walter Martin Road
Fort Walton Beach, Florida 32548

MORTGAGE

On this, the 15th day of September, 2015, the MORTGAGOR, Shawn Barker, an unmarried man, whose address is 955 Airport Road, #1423, Destin, FL 32541, in consideration of the principal sum specified in the promissory note hereafter described received from the MORTGAGEE, Stella R. Carr, whose address is PO Box 742, Ft. Walton Beach, FL 32549-0742, hereby mortgage to the MORTGAGEE the real property described as:

Lot 14, HABITAT Subdivision, being a Portion of Section 5, Township 2 South, Range 29 West, Escambia County, Florida, as Recorded in Plat Book 10, at Page 67, of the Public Records of said County.

as security for the payment of the promissory note described as: Mortgage Note in the amount of \$55,000.00

and AGREE:

1. To make all payments required by that note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens, and encumbrances on that property promptly when due. If they are not promptly paid, the MORTGAGEE may do so without waiving the option to foreclose and such payments, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.
3. To maintain fire and extended insurance coverage on all buildings now or hereafter on that land 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 fails to 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 same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, the 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.
4. To commit, permit, or suffer no waste, impairment, or deterioration of the mortgaged property and particularly to keep the exterior water-tight and painted.
5. To pay all expenses reasonably incurred by the MORTGAGEE because of failure of the MORTGAGOR to comply with the agreements in that note or this mortgage, including reasonable attorney fees. The cost thereof, with interest thereon from date of

BK&B-DC *MWOM* *Talio*