

Prepared By And Return To:
Integrity Title Services, LLC
757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 19-10005

THIS MORTGAGE DEED

Executed the 18th day of October, 2019 by **MICHAEL N. STILWELL and DONNA L. STILWELL, HUSBAND AND WIFE**, hereinafter called the mortgagors to:

BRUCE A. ROBINSON AND LAURIE C. ROBINSON, HUSBAND AND WIFE, PSC 1012 BOX 432, FPO AA 34058

Hereinafter called the mortgagee.

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situated in Columbia County, Florida, viz:

SECTION 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST: COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 AND RUN S 05 DEGREES 37'55" W ALONG THE EAST LINE OF SAID NW 1/4 OF NE 1/4 1206.52 FEET; THENCE N 87 DEGREES 38'22" E ALONG A LINE PARALLEL TO THE SOUTH LINE OF NE 1/4 OF NE 1/4, AT A DISTANCE OF 85 FEET NORTHERLY OF SAID SOUTH LINE OF SAID NE 1/4 OF NE 1/4, FOR A DISTANCE OF 106.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87 DEGREES 38'22" E PARALLEL TO SAID SOUTH LINE OF NE 1/4 OF NE 1/4 A DISTANCE OF 371.76 FEET; THENCE S 07 DEGREES 02'38" EAST A DISTANCE OF 568.61 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALFRED MARKHAM ROAD; THENCE S 82 DEGREES 57'22" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF ALFRED MARKHAM ROAD A DISTANCE OF 92.01 FEET TO THE P.T. OF A CURVE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF ALFRED MARKHAM ROAD AND ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 43'08" HAVING A RADIUS OF 579.60 FEET AN ARC DISTANCE OF 290.52 FEET TO THE POINT OF COMPOUND CURVATURE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ALFRED MARKHAM ROAD AND ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2 DEGREES 27'11" AND A RADIUS OF 856.34 FEET; AN ARC DISTANCE OF 36.66 FEET; THENCE N 03 DEGREES 28'31" W 510.35 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person) without Mortgagee's prior written consent, Mortgagee may, at is option, require immediate payment in full of all sums secured by this Mortgage Deed. However, this option shall not be exercised by Mortgagee if exercise is prohibited by federal law as of the date of the Mortgage Deed.

If Mortgagee exercises this option, Mortgagee shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which mortgagor must pay all sums secured by this Mortgage Deed. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage Deed without further notice or demand on Mortgagor.

1. The Commission has received information that the following information is being disseminated to the public by the Commission:

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof; and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer not waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within 30 days after the same becomes due, or if each and every agreements, stipulations, conditions, and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed there presents the day and

year first above written

Witness:

BRANDI BROWN

Witness:



(SEAL)

MICHAEL N. STILWELL



(SEAL)

DONNA L. STILWELL

State of Florida
County of Columbia

THE FOREGOING INSTRUMENT was acknowledged before me on October 18, 2019, by **MICHAEL N. STILWELL** and **DONNA L. STILWELL**, personally known to me or who has produced _____ as identification.

Signature: 

Notary Public

My commission expires 9/14/2022

and shall perform, comply with and abide by each and every the agreement, stipulation, condition and covenant hereof and of this mortgage, then this mortgage and the same hereby created shall cease, terminate and be null and void.

AND the mortgagee hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in this note and this mortgage or either to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property to permit, permit or suffer any waste, impairment or deterioration of said land or the improvements thereon in any time or keep the building now or hereafter on said land fully insured in a sum of not less than in a company or companies acceptable to the mortgagee, the policy or policies to be held by and payable to said mortgagee and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured according to the mortgagee for any purpose to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagee to promptly and fully comply with the agreement, stipulation, condition and covenant of said note and this mortgage or either to perform, comply with and abide by each and every the agreement, stipulation, condition and covenant set forth in said note and this mortgage or either the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein retained or not promptly paid within 30 days after the same becomes due, or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, are not fully performed, complied with and abided by then the entire sum mentioned in said note and this mortgage or the entire balance unpaid thereof, shall forthwith or hereafter at the option of the mortgagee, become and be due and payable, nothing in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the right or options herein provided shall not constitute a waiver of any right or options under said note or this mortgage secured or hereafter secured.

IN WITNESS WHEREOF, the said mortgagee has hereunto signed and sealed these presents the day and

(SBAI)

RICHARD M. STEINWALT

(SBAI)

DOUGLAS L. STEINWALT

WITNESSES
BRYAN L. STEINWALT

Witness

Witness

State of Florida
County of Volusia

THE FOREGOING INSTRUMENT was acknowledged before me on October 18, 1919, by RICHARD M. STEINWALT and DOUGLAS L. STEINWALT, personally known to me or who are produced as identification.

Notary Public
My Commission Expires