

81200159878542001

SR Number: 1-13367843

RETURN TO: LIBERTY TITLE COMPANY LLC

1701 BARRETT LAKES BLVD

SUITE 180

KENNESAW, GA 30144

ATTN: RECORDING DEPARTMENT

Prepared by:
ditech.com

500 Enterprise Road

Horsham, PA 19044

ATTN: Terry Sanders

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made September 29, 2003, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **GMAC Mortgage Corporation doing business as ditech.com**.

W I T N E S S E T H:

THAT WHEREAS EDWARD J COHEN and DORENE M COHEN, Husband and Wife, residing at 3012 LONG LEAF LANE, HELENA AL 35080, , did execute a Mortgage dated 04/28/2000 to **GMAC Mortgage Corporation DBA ditech.com** covering:

SEE ATTACHED

To Secure a Note in the sum of \$ 15,000.00 dated 04/28/2000 in favor of **GMAC Mortgage Corporation doing business as ditech.com**, which Mortgage was recorded 05/16/2000 as Recording Book No. 2000 and Page No. 16169.

WHEREAS, Owner has executed, or is about to execute, a Mortgage and Note not to exceed the sum of \$ 126,500.00 dated 12/11/2003 in favor of **NEW FREEDOM MORTGAGE**, here in after referred to as "Lender", payable with interest and upon the terms and conditions described therein, which mortgage is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that Lender's mortgage last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land herein before described, prior and superior to the lien or charge of **GMAC Mortgage Corporation DBA ditech.com** mortgage first above mentioned.

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

(1) That said mortgage securing said note in favor of Lender, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of **GMAC Mortgage Corporation DBA ditech.com** mortgage first above mentioned, including any and all advances made or to be made under the note secured by **GMAC Mortgage Corporation DBA ditech.com** mortgage first above mentioned.

(2) Nothing herein contained shall affect the validity or enforceability of GMAC MORTGAGE CORPORATION DBA DITECH.COM mortgage and lien except for the subordination as aforesaid.

WITNESSED BY:

GMAC MORTGAGE CORPORATION
DBA DITECH.COM

By: Miriam Colon
MIRIAM COLON
By: Terry Sanders
TERRY SANDERS
By: Miriam Colon
MIRIAM COLON
By: Terry Sanders
TERRY SANDERS

By: Courtney Walker
Courtney Walker
Title: Limited Signing Officer
Attest: Ted Farabaugh
Ted Farabaugh
Title: Limited Signing Officer

COMMONWEALTH OF PENNSYLVANIA

:
:ss
:

COUNTY OF MONTGOMERY



On 9/29/03, before me LYNN R. FRAZIER, the undersigned, a Notary Public in and for said County and State, personally appeared Courtney Walker personally known to me (or proved to me on the basis of satisfactory evidence) to be the Limited Signing Officer, and Ted Farabaugh personally known to me (or proved to me on the basis of satisfactory evidence) to be the Limited Signing Officer of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, pursuant to its bylaws, or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Notary Public

