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MORT 1/21

Prepared by and return to:
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Maitland, FL 32751
Matter No: 2456-062

Parcel ID Number: 10-9-30-0-001-010

MORTGAGE

OPEN-END MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

THIS MORTGAGE SECURES FUTURE ADVANCES

**NOTICE: THIS DOCUMENT SECURES A VARIABLE INTEREST RATE NOTE AND
CONTAINS PROVISIONS FOR INCREASES UNDER CERTAIN CIRCUMSTANCES IN THE
PRINCIPAL BALANCE OF THE INDEBTEDNESS SECURED HEREBY**

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

THIS MORTGAGE is made on July 16, 2016, by and between **Camellia Realty Holdings, LLC**, an Alabama limited liability company, with an address of 2068 Valleydale Road, Hoover, AL 35244 (the "**Mortgagor**"), and **Compass Bank**, with an address of P.O. Box 797808, Dallas, TX 75379 (the "**Mortgagee**").

RECITALS

Mortgagee, has agreed, pursuant to a Loan Agreement of even date herewith (the "**Loan Agreement**"), and subject to the terms set forth therein, to make a loan to Mortgagor in an aggregate amount of Two Million Forty Thousand Dollars and No Cents (\$2,040,000.00) (the "**Loan**"), the Loan Agreement constituting the consideration for this Mortgage.

Mortgagor has duly executed its promissory note of even date herewith (the "**Note**") to evidence the terms of repayment of the Loan with interest at the rate or rates established from time to time in accordance with the terms set forth therein, which Note

