

FILE NO 79-1444

This instrument was prepared by:

Freedom Federal

OFF. REC. BOOK 716 PAGE 559
MORTGAGE

THIS INSTRUMENT WAS PREPARED BY
AN OFFICE OF HILLSBOROUGH COUNTY LAND & AGENCY... FOR THE PURPOSE OF TITLE INSURANCE.
S.E.G.

693

THIS MORTGAGE is made this 22nd day of January, 1979 between the Mortgagor, FARHAD E. P. ESTEKANCHI a single person

(herein "Borrower"), and the Mortgagee, FREEDOM FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America whose address is Tampa, Hillsborough County, Florida (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six thousand Two hundred dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 22, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 2008.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment on any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Bay, State of Florida:

Lot 16, Block 6, HUNTINGDON ESTATES, UNIT THREE, according to Plat thereof recorded in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Date 1-24-79
Received \$ 93.40 in payment of tax due on Class "C" intangible tax of property pursuant to chapter 20721 Laws of Florida, August 1941.

PAUCE COLLINS
Clerk of Circuit Court, Bay County, Florida

By [Signature]

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\$ _____ Documentary stamps affixed

which has the address of 814 North Longwood Circle Panama City
(street) (city)
Florida, 32401 (herein "Property Address");
(state and zip code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attain priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.