

04/14/2010 3:33PM # Pages 6
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

OFFICIAL RECORDS
BK: 2734 PG: 627



RETURN TO:

1 HERNANDO COUNTY HEALTH AND HUMAN SERVICES
2 Neighborhood Stabilization Program (NSP)
3 20 N. Main Street , Room 161
4 BROOKSVILLE, FL 34601

5 **SECOND MORTGAGE**
6 **UNDER**
7 **HERNANDO COUNTY, FLORIDA**
8 **NSP PURCHASE ASSISTANCE PROGRAM**
9

10 This is a Mortgage where the Balance is due upon the sale or when the Unit should no longer be the primary
11 residence of the borrower.

12 THIS SECOND MORTGAGE is made this 4th day of December, 2009, between the Mortgagor(s),
13 (A married couple) Ramon Jr. and Kerri Gonzalez (herein the "Borrower") and the Mortgagee, Hernando
14 County, a political sub-division of the State of Florida whose address is 20 North Main Street, Brooksville, FL 34601-
15 2800 (herein the "County").

16 WHEREAS, the Borrower has applied for a loan under the County's NSP Purchase Assistance Program for the
17 purchase of the Property (as defined herein), which Mortgage Loan shall be secured by a first mortgage lien (the "First
18 Mortgage") in favor of, Homestar Financial Corp. 848 Jessie Jewell Pky. Gainesville, GA 30501
19 the Borrower has applied to the County for a NSP Purchase Assistance Loan in the amount of Twenty Thousand and
20 00/100 DOLLARS (\$20,000.00) (the "Loan"), to be used as follows:

- 21
- 22 \$1,500.00 (The 50% maximum allowance for Down payment Assistance)
- 23 \$18,500.00 (Primary Mortgage Buy Down, Purchase Assistance to include closing costs and fees.)
- 24
- 25 \$20,000.00 in total NSP Assistance (The maximum allowed)
- 26
- 27

28 the Borrower, along with his/her/their family, intends to reside as a household in the Property (as defined herein), which
29 Property is a single-family residence, the Borrower's total family income at the time of its application for the Loan is less
30 than One Hundred Twenty Percent (120%) of Hernando County's median family income, as defined by HUD in its
31 2009 Income Limits Documentation System as it pertains to the Federal NSP Register, the Borrower is eligible to
32 participate in the County's NSP Purchase Assistance Program, and the County has agreed to extend and has extended a
33 loan to the Borrower pursuant to said program; and

34 WHEREAS, the Borrower is indebted to the County in the principal amount of Twenty Thousand AND
35 00/100 DOLLARS (\$20,000.00), which indebtedness is evidenced by the Borrower's Promissory Note dated
36 December 4, 2009, and extensions and renewals dated thereof (herein "Note"), providing for payment of principal
37 indebtedness, if not sooner paid, due and payable on the sale of the property or when it is no longer the Borrower's
38 primary residence.

39 TO SECURE to the County the repayment of the indebtedness evidenced by the Note; the payment of all other
40 sums, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants
41 and agreements of the Borrower herein contained, the Borrower does hereby mortgage, grant and convey to the County
42 the following described property located in the County of Hernando, State of Florida:

43
44 Sterling Hill Phase 1B BLK 23 Lot4, as per plat thereof, recorded in Plat Book 34, Page 10, of the Public Records of
45 Hernando County, Florida.

46
47 Which has an address of: 5390 Thorngrove Way Spring Hill, FL 34609 (herein the "Property Address");



RECORDING FEES \$ 52.50
MORTGAGE DOC STAMP \$ 70.00
04/14/2010 Deputy Clk

INTANGIBLE TAX EXEMPT
04/14/2010 Deputy Clk

1

2 TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
3 appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage;
4 and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are
5 hereinafter referred to as the "Property."
6

7 BORROWER COVENANTS represents and warrants to the County and its successors and assigns that
8 Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property
9 that the Property is unencumbered, except for the mortgage lien of the First Mortgage in favor of **Homestar Financial**
10 **Corp. 848 Jessie Jewell Pky. Gainesville, GA 30501**; and for other encumbrances of record. Borrower covenants,
11 represents and warrants to the County and its successors and assigns that Borrower will defend generally the title to the
12 Property against all claims and demands, subject to the mortgage lien of the First Mortgage and other encumbrances of
13 record.

14 BORROWER FURTHER COVENANTS and agrees with the County as follows:

15 1. Payment. The Borrower shall promptly pay when due the indebtedness evidenced by the Note.

16 2. Prior Mortgages and Deeds of Trust; Charges; Liens. The Borrower shall perform all of the Borrower's
17 obligations under the First Mortgage and any other mortgage, deed of trust or other security agreement with a lien which
18 has priority over this Mortgage, including the Borrower's covenants to make payments when due. The Borrower shall
19 pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which
20 may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

21 3. Hazard Insurance. The Borrower shall keep the improvements now existing or hereafter erected on the
22 Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as
23 the County may require and in such amounts and for such periods as the County may require.

24 The insurance carrier providing the insurance shall be chosen by the Borrower subject to approval by the
25 County; provided that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof
26 shall be in a form acceptable to the County and shall include a standard mortgage clause in favor of, and in a form
27 acceptable to the County. The County shall have the right to hold the policies and renewals thereof, subject to the terms
28 of the First Mortgage and any other mortgage, deed of trust or other security agreement with a lien which has priority
29 over this Mortgage.

30 In the event of loss, the Borrower shall give prompt notice to the insurance carrier and to the County. The
31 County may make proof of loss if not made promptly by the Borrower.

32 If the Property is abandoned by the Borrower, or if the Borrower fails to respond to the County within thirty
33 (30) days from the date notice is mailed by the County to the Borrower that the insurance carrier offers to settle a claim
34 for insurance benefits, the County is authorized to collect and apply the insurance proceeds at the County's option either
35 to restoration or repair of the Property or to the sums secured by this Mortgage.

36 4. Preservation and Maintenance of Property, Leaseholds; Condominiums; Planned Unit Developments. The
37 Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the
38 Property. If this Mortgage is on a unit in a condominium or a planned unit development, the Borrower shall perform all
39 of the Borrower's obligations under the declaration or covenants creating or governing such condominium or planned
40 unit development, the by-laws and regulations of the condominium or planned unit development, and constituent
41 documents.

42 5. Protection of County's Security. If the Borrower fails to perform the covenants and agreements
43 contained in this Mortgage, or if any action or proceeding is commenced which materially affects the County's
44 interest in the Property, then the County may do and pay whatever is necessary to protect the value of the Property
45 and County's rights in the Property, including payment of taxes, hazard insurance and other items as may be required
46 by this Mortgage. Pursuant thereto, the County may disburse such sums on Borrower's behalf, including reasonable
47 attorneys' fees, and take such action as is necessary to protect the County's interest in the Property. If the County
48 required mortgage insurance as a condition of making the Loan secured by this Mortgage, the Borrower shall pay the
49 premiums required to maintain such insurance in effect until such time as the requirement for such insurance
50 terminates in accordance with the Borrower's and the County's written agreement or applicable law.

1 Any amounts disbursed by the County pursuant to this Paragraph 5, with interest thereon, at the rate of twelve
2 percent (12%) per annum, shall become additional indebtedness of the Borrower secured by this Mortgage. Unless the
3 parties agree to other terms of payment, such amounts shall be payable upon notice from the County to the Borrower
4 requesting payment thereof. Nothing contained in this Paragraph 5 shall require the County to incur any expense or take
5 any action hereunder.

6 6. Inspection. The County may make or cause to be made reasonable entries upon and inspections of the
7 Property; provided that the County shall give the Borrower notice prior to any such inspection specifying reasonable
8 cause therefore related to the County's interest in the Property.

9 7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection
10 with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are
11 hereby assigned and shall be paid to the County, subject to the terms of any mortgage, deed of trust or other security
12 agreement with a lien which has priority over this Mortgage.

13 8. Borrower Not Released; Forbearance By County Not a Waiver. Extension of the time for payment or
14 modification of the sums secured by this Mortgage granted by the County to any successor in interest of the Borrower
15 shall not operate to release, in any manner, the liability of the original Borrower and the Borrower's successors in
16 interest. The County shall not be required to commence proceedings against such successor or refuse to extend time for
17 payment or otherwise modify the sums secured by this Mortgage by reason of any demand made by the original
18 Borrower and the Borrower's successors or remedy hereunder, or otherwise afforded by applicable law, shall not be a
19 waiver of or preclude the exercise of any such right or remedy.

20 9. Successors and Assigns Bound; Joint and Several Liability, Co-signers. The covenants and agreements
21 herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of the County
22 and the Borrower, subject to the provisions of Paragraph 14 hereof. If more than one Borrower executes this Mortgage,
23 all covenants, representations, warranties and agreements of Borrower shall be joint and several. Any Borrower who co-
24 signs this Mortgage, but does not execute the Note; (a) is co-signing this Mortgage only to mortgage, grant and convey
25 that Borrower's interest in the Property to the County under the terms of this Mortgage; (b) is not personally liable on the
26 Note or under this Mortgage, and (c) agrees that County and any other Borrower hereunder may agree to extend,
27 modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that
28 Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the
29 Property.

30 10. Notice. Except for any notice required under applicable law to be given in another manner; (a) any notice
31 to the Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified or
32 registered mail, postage prepaid, addressed to the Borrower at the Property Address or at such other address as the
33 Borrower may designate by notice to the County as provided herein, and (b) any notice to the County shall be given by
34 certified or registered mail, postage prepaid, to the County's address stated on page 1 hereof, or to such other address as
35 the County may designate by notice to the Borrower as provided herein. Any notice provided for in this mortgage shall
36 be deemed to have been given to the Borrower or the County when given in the manner designated herein.

37 11. Governing Law; Severability; Costs. This Mortgage shall be governed by the laws of the State of Florida,
38 and, to the extent applicable hereto, the laws and regulations of the United States of America. In the event that any
39 provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other
40 provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this and the
41 provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and
42 "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

43 12. Borrower's Copy. Borrower shall be furnished a conformed copy of the Notice and of this Mortgage at the
44 time of execution or after recordation hereof.

45 13. Rehabilitation Loan Agreement. Borrower shall fulfill all of the Borrower's obligations under any home
46 rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with the County, at the County's
47 option, may require Borrower to execute and deliver to the County, in a form acceptable to the County, an assignment of
48 any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in
49 connection with improvements made to the Property.

50 14. Transfer of the Property. If all or any part of the Property or any interest in it is sold, transferred gifted or
51 otherwise conveyed, whether by voluntary act, involuntarily, by operation of law or otherwise, or if the Borrower is

1 divested of title by judicial sale, levy or other proceeding, or if foreclosure action is instituted against the Property, or if
2 the Property is leased or rented, all sums secured by this Mortgage shall immediately become due and payable as
3 provided herein.

4 The County shall give Borrower notice of acceleration. The notice shall provide a period of not less than thirty
5 (30) days from the date the notice is given as provided in Paragraph 10 hereof within which the Borrower must pay all
6 sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, the County
7 may invoke any remedies permitted by this Mortgage without further notice or demand on the Borrower.

8 15. Acceleration; Remedies. Except as provided in Paragraph 14 hereof, upon the Borrower's breach of any
9 covenant or agreement of the Borrower in this Mortgage, including the covenants to pay when due any sums secured by
10 this Mortgage, or in the event that the Borrower shall have made material misrepresentations or material omissions in
11 his/her/their application for a Down Payment Assistance Loan, the County, at the County's option, may declare all of the
12 sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this
13 Mortgage by judicial proceeding. Prior to acceleration of this Mortgage, the County shall give notice to the Borrower as
14 provided in Paragraph 10, thereof specifying (1) the breach (if the breach is curable); (2) the action required to cure such
15 breach; (3) a date, not less than ten (10) days from the date the notice is mailed to Borrower, by which such breach must
16 be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration
17 of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall
18 further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding
19 the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. The County shall be
20 entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees,
21 court costs, and cost of documentary evidence, abstracts and title reports.

22 16. Borrower's Right to Reinstate. Notwithstanding the County's acceleration of the sums secured by this
23 Mortgage due to the Borrower's breach, the Borrower shall have the right to have any proceedings begun by the County
24 to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) the
25 Borrower pays the County all sums which would be then due under this Mortgage and the Note had no acceleration
26 occurred; (b) the Borrower cures all breaches of any other covenants or agreements of the Borrower contained in this
27 Mortgage; (c) the Borrower pays all reasonable expenses incurred by the County in enforcing the covenants and
28 agreements of the Borrower contained in this Mortgage, and in enforcing the County's remedies as provided in
29 Paragraph 15 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (d) the Borrower takes
30 such action as the County may reasonably require to assure that the lien of this Mortgage, the County's interest in the
31 Property and the Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such
32 payment and cure by the Borrower, this Mortgage and the obligations secured hereby shall remain in full force and
33 effect as if no acceleration had occurred.

34 17. Assignment of Rents; Appointment of Receiver. As additional security hereunder, the Borrower hereby
35 assigns to the County the rents of the Property, provided that the Borrower shall, prior to acceleration under Paragraph
36 15, hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and
37 payable.

38 Upon acceleration under Paragraph 15 hereof or abandonment of the Property, the County shall be entitled to
39 have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents
40 of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs
41 of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on
42 receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be
43 liable to account only for those rents actually received.

44 18. Release. Upon payment of all sums secured by this Mortgage, the County shall release this Mortgage
45 without charge to Borrower. Borrower shall pay all costs of recordation, if any.

46 19. Attorney's Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if
47 any, incurred in connection with the collection or enforcement of this Mortgage or of the Note, whether or not suit is
48 brought and whether incurred at trial, on appeal, in bankruptcy proceedings or otherwise.

49 20. Special Homeownership Assistance Program; NSP Purchase Assistance Program; Covenants,
50 Representations. The Borrower covenants, represents and warrants to the County that: (a) the Borrower, along with
51 his/her/their family, intends to permanently reside as a household in the Property; (b) the Property is a single-family

1 residence, (c) the Borrower's total family income at the time of its application for the Loan was less than or equal to one
2 hundred twenty percent (120%) of the Hernando County area median income levels set forth by HUD for FY 2009,
3 and (d) the Borrower is eligible to participate in the County's NSP Purchase Assistance Program.

4 The County consents to any agreement or arrangement in which the First Lender waives, postpones, extends,
5 reduces or modifies any provisions of the First Note and the First Mortgage, including any provision requiring the
6 repayment of money.

7
8 If any provision of the Promissory Note of the Second Mortgage conflicts with any provision of the First Note
9 or the First Mortgage, the terms and provisions of the First Note and the First Mortgage shall govern.

10 In the event of a foreclosure or a deed in lieu of foreclosure of the First Mortgage, any provision herein or in
11 any collateral agreement restricting the use of the Property or restricting the Borrower's ability to sell the Property shall
12 have no further force or effect on subsequent owners or purchasers of the Property. Any person, including his
13 successors and assigns (other than the Borrower or a related entity or person to the Borrower), receiving title to the
14 Property through a foreclosure or deed in lieu of foreclosure of the First Mortgage shall receive title to the Property free
15 and clear from such restrictions. Furthermore, if the First Lender acquires title to the Property pursuant to a deed in lieu
16 of foreclosure, the lien of this Second Mortgage shall automatically terminate upon the First Lender's acquisition of title.

17
18
19 **NOTICE TO BORROWER**

20
21
22 **DO NOT SIGN THIS MORTGAGE IF IT CONTAINS BLANK SPACES. ALL SPACES SHOULD BE COMPLETED**
23 **BEFORE YOU SIGN.**

24 **THIS IS A MORTGAGE WHERE THE PRINCIPAL BALANCE DUE IS \$ 0.00 TOGETHER WITH ACCRUED**
25 **INTEREST, IF ANY, UNDER THE TERMS OF THIS SECOND MORTGAGE, UNLESS THE TERMS OF**
26 **AGREEMENT OF THIS DOCUMENT AND ANY OF THE NSP GUIDELINES INCLUDING THE PERIOD OF**
27 **AFFORDIBILITY ARE DEFAULTED UPON THEN PAYMENT WILL BE DUE IN FULL BASED ON THE SCALE**
28 **PROVIDED ON THE PROMASSARY NOT THAT ACCOMPNAIES THIS MORTGAGE.**

29

1 Signed, sealed and delivered in the presence of:
2
3
4
5
6
7
8

Jean Rags
Borrower

Ramon A. Gonzalez Jr.
Name

5390 Thorngrove way
Address

Ramon A. Gonzalez Jr.
Signature

9
10 Witness #1
11 Antonio Jenkins

12 Name:
13 Laura Deyman

14 Witness #2
15 Laura Gozman

16 Name:
17
18
19

Co Borrower

Kerri Gonzalez

5390 Thorngrove way
Address

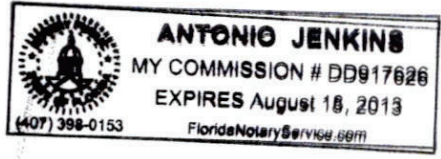
Kerri Gonzalez
Signature

20
21
22
23
24
25 STATE OF FLORIDA
26 COUNTY OF HERNANDO
27

28 The foregoing was acknowledged before me this 4th day of December, 2009, by **Ramon and Kerri**
29 **Gonzalez**, who is personally known to me or who has produced a valid driver's license as identification and who did not
30 take an oath.

31
32
33
34 PREPARED BY: Antonio Jenkins
35 HERNANDO COUNTY HEALTH & HUMAN SERVICES
36 20 NORTH MAIN STREET
37 BROOKSVILLE, FL. 34601
38
39

[Signature]
Antonio Jenkins
Name (type, print or stamp name)
Notary Public
My Commission Expires



HERNANDO COUNTY
HEALTH & HUMAN SERVICES (NSP)
20 N. MAIN STREET
BROOKSVILLE, FL 34601

**PROMISSORY NOTE
HERNANDO COUNTY, FLORIDA
NEIGHBORHOOD STABILIZATION PROGRAM (NSP)
PURCHASE ASSISTANCE PROGRAM**

Date: December 4, 2009

Brooksville, Florida

Borrower(s): Ramon Jr. and Kerri Gonzalez

Property Address: 5390 Thorngrove Way Spring Hill, FL 34609

Property Legal Description: Sterling Hill Phase 1B BLK 23 Lot 4 PLAT BK 34 Page 23

1. BORROWERS PROMISE TO PAY

I/We promise to pay Twenty Thousand Dollars and 0/100 (\$20,000.00) this amount will be called "principal") to the order of HERNANDO COUNTY, FLORIDA, whose address is 20 North Main Street, Brooksville, Fl 34601-2800 (the "Lender") or to any other holder of this Note if the terms and condition set forth in the Hernando 2nd Mortgage or any NSP requirements are in a state of default due to intentional actions of the borrower . I/We understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note will be called the "Note Holder".

2. INTEREST

Interest on this Note shall be zero percent (0%) per annum.

3. PAYMENTS

No Principal payment shall be made until the house is sold or ceases to be the individual/family's primary residence or other NSP default parameters. In the event that I/We sell, transfer, or rent my/our home, or in the event I/We cease to occupy the home as the individual/family's primary residence for any voluntary or involuntary reason, or violate any NSP requirements as outlined in the 2nd mortgage and explained or set forth to me/us in the qualification process, I/We agree to immediately pay the entire sum due under this Note. My/Our total payment shall be in accordance with the scale below based on the NSP period of affordability in relation to the total assistance provided in the 2nd mortgage:

- A. During the first year of the TERM, or before (12-04-09), MORTGAGOR shall pay LENDER **\$20,000.00**;
- B. During the second year of the TERM, or before (12-04-10), MORTGAGOR shall pay LENDER **\$18,000.00**;
- C. During the third year of the TERM, or before (12-04-11), MORTGAGOR shall pay LENDER **\$16,000.00**;

- D. During the fourth year of the TERM, or before (12-04-12), MORTGAGOR shall pay LENDER ~~\$14,000.00~~.
- E. During the fifth year of the TERM, or before (12-04-13), MORTGAGOR shall pay LENDER ~~\$12,000.00~~;
- F. During the sixth year of the TERM, or before (12-04-14), MORTGAGOR shall pay LENDER ~~\$10,000.00~~;
- G. During the seventh year of the TERM, or before (12-04-15), MORTGAGOR shall pay LENDER ~~\$8,000.00~~;
- H. During the eighth year of the TERM, or before (12-04-16), MORTGAGOR shall pay LENDER ~~\$6,000.00~~;
- I. During the ninth year of the TERM, or before (12-04-17), MORTGAGOR shall pay LENDER ~~\$4,000.00~~, and
- J. During the tenth year of the TERM, or before (12-04-18), MORTGAGOR shall pay LENDER ~~\$2,000.00~~;
- K. During the eleventh year of the TERM, or before (12-04-19), MORTGAGOR shall pay LENDER ~~\$0.00~~;
- L. During the twelfth year of the TERM, or before (12-04-20)MORTGAGOR shall pay LENDER ~~\$N/A~~;
- M. During the thirteenth year of the TERM, or before (Date), MORTGAGOR shall pay LENDER ~~\$N/A~~;
- N. During the fourteenth year of the TERM, or before (Date), MORTGAGOR shall pay LENDER ~~\$N/A~~;
- O. During the fifteenth year of the TERM, or before (Date), MORTGAGOR shall pay LENDER ~~\$N/A~~;

I/We will make my/our payment at Lender's address as stated in Section 1 above, or at different place if required by the Note Holder.

4. BORROWER'S PAYMENT BEFORE THEY ARE DUE

I/We have the right to make payment, in full, on this Note based on the above scale at any time before it is due if it is the owner intent to default in any manner the terms set forth in the 2nd mortgage or any NSP requirements of ownership, residency, and affordability. Such payment is known as a "full prepayment". No partial prepayments can be made at any time on the principal or scaled amount owed on the loan. When I/We make full payment, I/We will inform the Note Holder in a letter that I/We am/are doing so.

5. BORROWER'S FAILURE TO PAY AS REQUIRED

A) DEFAULT:

If I/We do not pay the full amount as required in Section 3 above, I/We will be in default. If I/We am/are in default, the Note Holder may bring about any action not prohibited by applicable law and require me/us to pay Holder's cost and expenses as described in Section B below.

B) PAYMENT OF NOTE HOLDER'S COST AND EXPENSES

Under any circumstance if the Note Holder takes such actions as described above the Note Holder will have the right to be paid back for all of its costs and expenses, including but not limited to reasonable attorney's fees.

6. THIS NOTE SECURED BY A MORTGAGE

In addition to the protection given to the Note Holder under this Note, a Second Mortgage, dated December 4, 2009, protects the Note Holder from possible losses which might result if I/We do not keep the promises which I/We make in this Note. That Second Mortgage describes how and under what conditions I/We may be required to make immediate payment in full of all amounts that I/We owe under this Note. This Note and the Second Mortgage are non-assumable.

7. BORROWER'S WAIVERS

I/We waive my/our rights to require the Note Holder to do certain things. Those things are: a) to demand payment of the amount due (known as "presentment"); b) to give notice that amounts due have not been paid (known as "notice of dishonor"); and c) to obtain an official certification of nonpayment (known as a "protest"). Any co-signer, guarantor, surety or endorser who agrees to keep the promises I/We have made this Note, by signing this Note or by executing a separate agreement to make payments to the Note Holder if I/We fail to keep my/our promises under this Note, or who sign this Note to transfer it to someone else also waives these rights.

8. GIVING NOTICE

Any notice that must be given to me/us under this Notice will be given by delivering it or by mailing it by certified or registered mail, postage prepaid, addressed to me/us at the Property Address above. A notice will be delivered or mailed to me/us at a different address if I/We give the Notice Holder a notice of an address change.

Any notice that must be given to the Note Holder under this Note will be given by mailing it by certified or registered mail, postage prepaid, to the Note Holder at the Lender's address stated in Section 1 above. A notice will be mailed to the Note Holder at a different address if I/We give a notice of an address change.

9. RESPONSIBILITY OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each of us is fully and personally obligated to pay the full amount owed and to keep all of the promises made in this Note. Any guarantor, surety, or endorser of this Note (as described in Section 7 above) is also obligated to do these things. The Note Holder may enforce its rights under this Note against each of us individually or against all of us together and may enforce its rights against any of us in any order. This means that any one of us may be required to pay all of the amounts owed under this Note.

10. NOTICES TO BORROWER(S)

This Promissory Note and the Second Mortgage Agreement securing payment of this Mortgage Note is expressly made subject and subordinate to the terms and conditions specified in that certain Promissory Note having an original principal face amount of \$20,000.00 dated December 4, 2009, the ("First Note"), made by Borrower payable to Homestar Financial Corp, 848 Jessie Jewell Pky, Gainesville, GA 30501, ("First Lender") and secured by that certain Mortgage from Borrower to the First Lender, dated December 7, 2009, recorded in Official Record Books _____, page _____, in the Clerk's Office of Hernando County, Florida(the First Mortgage).

The Lender consents to any agreement of arrangement in which the First Lender waives, postpones, extends, reduces or modifies any provisions of the First Note or the First Mortgage, including any provision requiring the repayment of money

If any provision of this Promissory Note or the Second Mortgage Agreement conflicts with any provision of the First Note or the First Mortgage Agreement, the terms and provision of the First Note and the First Mortgage Agreement shall govern.

NOTICE TO BORROWER(S)

**DO NOT SIGN THIS NOTE IF IT CONTAINS BLANK SPACES.
ALL SPACES SHOULD BE COMPLETED BEFORE YOU SIGN.**

Ramon A. Lopez Jr. 12/4/09
Borrower Signature:

seri bongalay
Co Borrower Signature:

[Signature]
Preparer Signature:

**PREPARED BY:
HERNANDO COUNTY HEALTH & HUMAN SERVICES NSP
2 NORTH BROAD STREET
BROOKSVILLE, FL. 34601**