

*June 2002*

GEORGIA, FULTON COUNTY  
FILED AND RECORDED

92 JUN -3 AM 8:30

JUANITA HICKS  
CLERK, SUPERIOR COURT

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**SECURITY DEED**

THIS SECURITY DEED ("Security Instrument") is given on **May 22, 1992**. The grantor is **Simon J. Weinstein and Donna R. Weinstein** ("Borrower"). This Security Instrument is given to **NationsBanc Mortgage Corporation**, which is organized and existing under the laws of the **State of Texas**, and whose address is **P.O. Box 353, Louisville, KY 40201-0353**. ("Lender"). Borrower owes Lender the principal sum of **Two Hundred Two Thousand and 00/100'S** \*\*\* Dollars (**U.S.\$202,000.00**). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **June 1st, 2022**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in **Fulton County, Georgia**:

**All that tract or parcel of land lying and being in Land Lot 63 of the 17th District, Fulton County, Georgia, being Lot 6, Mayfair Subdivision, as per plat recorded in Plat Book 112, page 118, Fulton County records, which plat is incorporated herein and made a part hereof by reference.**

which has the address of **3730 Mayfair Road, Atlanta, Georgia 30324**.

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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

- 1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.
- 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 payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 6, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may

BOOK 15411 PG 245

GEORGIA Single Family ENHANCED LMC UNIFORM INSTRUMENT Form 3011 9/90

I certify that the Intangible Tax required by law on the notes prior to the recording of Security Deed

(@ \$1.50 per \$500 or fraction as shown by face of Security Deed) in the amount of \$ 606.00 CHK PAID TL 606.00  
tax has been paid, this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ #179720 C001 R50 T09426

Simon R. Barnett, Tax Commissioner

By [Signature] Deputy.

375215

06/03/92