

MORTGAGE DEED

DONALD GROEGER, of Peaks Island, Maine, with a mailing address of 12 Centennial Street, Peaks Island, Maine 04108, for consideration paid, hereby grants to **WILLIAM B. and PATTY T. ZIMMERMAN** ("Buyers"), with a mailing address of 14 Centennial Street, Peaks Island, Maine 04108, with **MORTGAGE COVENANTS**, to secure the payment of Eighteen Thousand Dollars (\$18,000.00 U.S.), payable as provided in a Promissory Note of even date given by the Grantor to the Grantee, the land situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with any buildings thereon, situated on the northerly side of Centennial Avenue on Peaks Island, in Portland, in the County of Cumberland and State of Maine, and being known as lot number seven (7) on a "Plan of Land on Peaks Island belonging to the Heirs of R.F. and N.N. Skillings," recorded in Plan Book 11, Page 101, to which reference is hereby made. Said lot contains fifty-five hundred forty-four (5544) square feet, more or less.

ALSO, another certain lot or parcel of land with any buildings thereon, situated on Peaks Island, in Portland, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point in the Easterly line of [the road formerly known as] City Point Road at the intersection of the Northerly line of a lot of land formerly owned by the Harriet Skillings heirs; thence Northerly by line of the said City Point Road, sixty (60) feet, more or less, to land now or formerly of one Ramsdell; thence Easterly by land now or formerly of the said Ramsdell seventy (70) feet, more or less, to Centennial Street; thence Southerly by line of said Centennial Street sixty (60) feet, more or less, to land now or formerly of the said Skillings heirs; thence Westerly by line of the said Skillings heirs' land seventy (70) feet, more or less, to the point of beginning.

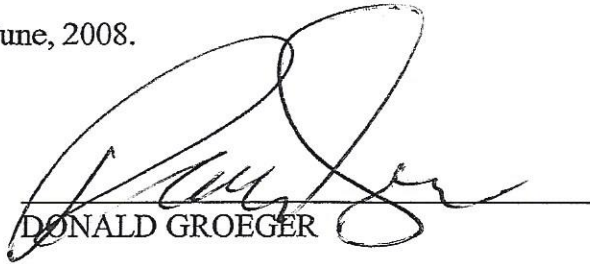
MEANING AND INTENDING to describe and convey all those same premises conveyed by Lillias R. Martin and Nano Scott Zachery, Co-Personal Representatives of the Estate of Lillias M. W. Groeger to Donald Groeger by Personal Representatives' Deed of Sale dated October 14, 2000 and recorded in the Cumberland County Registry of Deeds ("CCRD") in Book 15828, Page 116. For further reference, see Warranty Deed from Howard W. Tunstall, Jr. and Margaret A. Tunstall to Donald W. Groeger and Lillias M. W. Groeger dated April 29, 1977 and recorded in the CCRD, Book 4005, Page 233.

THE GRANTOR AGREES (i) to pay when due all taxes and assessments on the granted premises, to whomsoever laid or assessed; (ii) to keep the buildings thereon insured against fire and other casualty (iii) not to commit nor suffer any strip or waste of the granted premises.

If Grantor defaults in performance of any term or condition of this mortgage or the Note which this mortgage secures, or if title to said premises shall pass from Grantor herein either voluntarily or involuntarily, then the whole amount of said mortgage shall become immediately due and payable.

This mortgage is upon the statutory condition, for any breach of which or for any breach of the foregoing covenants the Grantee shall have all the remedies provided by law.


Witness my hand and seal this 14 day of June, 2008.


DONALD GROEGER

STATE OF MAINE
CUMBERLAND, ss

Date: June 14, 2008

Then personally appeared the above-named DONALD GROEGER and acknowledged his execution of the foregoing mortgage deed to be his free act and deed.


Notary Public/Attorney at Law

Priscilla Webster
Printed Name

Commission Expires: MY COMMISSION EXPIRES
MAY 30, 2011

SEAL

Received
Recorded Register of Deeds
Jun 16 2008 03:09:39P
Cumberland County
Pamela E. Lovley