

MORTGAGE

(STATUTORY FORM, ORC 5302.12, 5302.13 and 5302.14)

MSean Terrill, not married, and Sylvia Chan, not married (jointly the “Mortgagor”), for **Fifty Thousand and 00/100 (\$50,000.00) Dollars** paid, grants with mortgage covenants, to **Ben Holdings LLC**, a Florida limited liability company (the “Mortgagee”), the real property described as follows (the “Property”):

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio:

And known as being Sublot No. 57 in The C-S Realty Company’s Subdivision of part of Original 100 Acre Lot Nos. 371, 379, and 380 as shown by the recorded plat in Volume 51 of Maps, Page 28 of Cuyahoga County Records, as appears by said plat, be the same more or less but subject to all legal highways.

Parcel No. 110-25-017

Property Address: 11702 Saywell Avenue, Cleveland, Ohio 44108

This Mortgage is given, upon the statutory condition, to secure the payment of **\$50,000.00** with interest as provided in a Promissory Note of even date herewith (the “Note”) from Mortgagor in favor of Mortgagee; provided, however, that if not sooner paid, the entire balance of the Note shall be due and payable in accordance with the terms and conditions of the Note. This Mortgage is the Mortgage referenced in the Note and is given to Mortgagee to secure Mortgagor’s obligations under the Notes.

This Mortgage is given, upon the express condition, understanding and agreement of Mortgagee that Mortgagee will execute and deliver to Mortgagor a release of the lien of this Mortgage upon payment in full of the Notes.

“Statutory Condition” is defined in Section 5302.14 of the Ohio Revised Code and provides generally that if Mortgagor pays the principal and interest secured by this Mortgage, performs the other obligations secured hereby, and the conditions of any prior mortgage, pays all of the taxes and assessments, and does not commit or suffer waste, then this Mortgage shall be void. The Mortgagor hereby authorizes and empowers the Mortgagee, at its option, to do all authorized or required things to be done by the Mortgagee under the statutes of Ohio and particularly Section 1311.14 of the Ohio Revised Code, present or future, relating to the granting of liens for work, labor, material, or machinery, in connection with the construction of any building or improvements on any part of the Property.

