

P Book 88 Pg 191

STATE MS.-DE SOTO CO.
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BK 88 PG 191
W.C. CLK.

PURCHASE MONEY AGREEMENT

Received From: Julia A. Nathaniel
Street Address: 117 Blue Lake Drive
City: Lake Cormorant, Mississippi 38641
The Sum of: Ten Dollars (\$10.00)

as earnest money and in part payment for the purchase of
the following described

Property

situated in the City of Lake Cormorant, County of
DeSoto, and State of Mississippi:

Lot #: 22, Blue Lake Springs, Phase 2, Section 32,
Township 2 South Range 9 West, DeSoto County, Lake
Cormorant, Mississippi, as recorded in Plat of Record in
Plat Book 48, Page 34, all in the records of the Chancery
Court Clerk of DeSoto County Mississippi.

Purchaser,

Julia A. Nathaniel shall take possession of the above
listed and described property on February 4, 2000.

Seller,

Stan Rojeski, covenants and agrees to sell and convey
said Property, with all improvements thereon, or cause it

to be conveyed, by good and sufficient warranty deed to Purchaser, and Purchaser convenience and agrees to purchase and accept Property for the total purchase price of One Hundred Fifty Nine Thousand and Ten Dollars (\$159,910.00), upon terms and conditions as follows:

1. Purchaser agrees to a non-refundable Ten Dollar (\$10.00) down payment at the time of signing this Agreement (receipt of which is evidenced hereby). And Purchaser agrees to pay an additional Three Thousand Dollars (\$3,000.00) at time of Possession. Such down payments will leave a balance owing in the amount of One Hundred Fifty Six Thousand Nine Hundred (\$156,900.00). Purchaser also agrees to pay closing costs of Five Hundred Fifty Seven Dollars (\$557.00).

2. Seller agrees to owner-finance the One Hundred Fifty Six Thousand Nine Hundred (\$156,900.00) balance at the rate of 9.125%, amortized over thirty (30) years, payable monthly, with the balance being due by January 2, 2029. Purchaser may pre-pay principal or seek alternate financing at any time during the amortization. Payments shall be made on the 1st day of each month that month's principle and interest beginning February 1, 2000. A late fee of 5% of the payment shall be levied for any payment received later than the 5th of each month and \$10 per day

penalty for each day after the 5th day until the payment is made in full. Should Purchaser default on this agreement, it is understood that all moneys paid prior shall be retained as partial liquidated damages. It is further understood that purchaser waives right of notice, and in the event of default, shall abandon the Property upon request of Seller. Purchaser agrees to be responsible for any and all legal costs incurred by Seller in collecting moneys due Seller as per this Agreement. Aside from default and compliance to restrictions Purchaser shall have "Quiet Enjoyment" of said property.

3. The equal monthly payments shall be One Thousand Two Hundred Seventy Seven Dollars and fifteen Cents (\$1,277.15) principle and interest, according to the amortization schedule attached hereto as Exhibit "A", plus insurance, real taxes and homeowner association payments, if applicable, into escrow. Purchaser is to send monthly payments to:

**Stan Rojeski, 440 Blue Lake Drive, Lake
Cormorant, MS 38641**

The estimated monthly tax escrow is Sixty Four Dollars (\$64.00) and the estimated monthly insurance escrow is of Seventy Dollars (\$70.00). Upon payoff of owner financing. Seller shall transfer any and all unused escrow account

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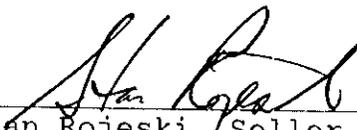
accumulations for insurance, taxes and association fees to Purchaser.

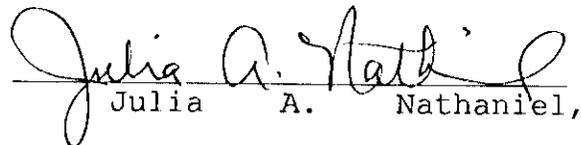
Title

is to be conveyed to Purchaser subject to all restrictions, easements and covenants of record, and subject to zoning ordinances or laws of any governmental authority and subject to payment in full of owner-financed debt by Purchaser.

Agreed

to by signatures below this first day of February, 2000:


Stan Rojas, Seller
Purchaser


Julia A. Nathaniel,

AMENDMENT

The above agreement is hereby ratified and amended as follows:

1. Present Subordination.

Purchaser hereby subordinates her equitable interest in the property to the interest of The Peoples Bank and Trust Company, as shown in a deed of trust dated 9-6-2000,

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securing a promissory note in the amount of \$100,000.00, and recorded on 9-14-00 in Book 1247 at Page 269 in the office of the Chancery Clerk of Desoto County, Mississippi.

2. Future Subordination.

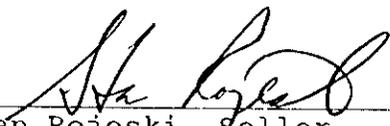
Purchaser agrees, upon release of the above referred to lien of The Peoples Bank and Trust Company, to execute a specific agreement subordinating her equitable interest in the property to a future lien holder for a debt not to exceed the principal balance owed by the purchaser to the seller at that time.

3. Ratification.

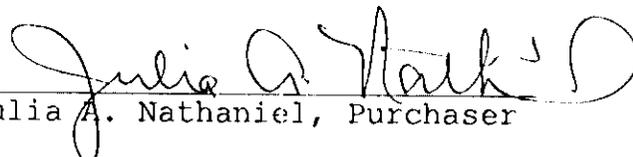
In all respects other than the specific amendments agreed to this day, the previous agreement is hereby re-affirmed and ratified, and it shall remain in full force and effect.

Date:

.....12-28-00.....



Stan Rojeski, Seller



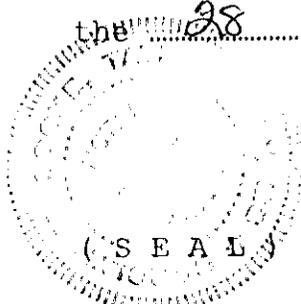
Julia A. Nathaniel, Purchaser

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STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Stan Rojas, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 28 day of December, 2000.



Carolyn M. Cooke
NOTARY PUBLIC

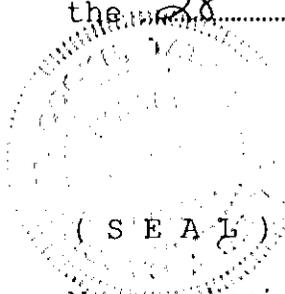
My commission expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 2, 2001
BONDED THRU STEGALL NOTARY SERVICE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for this jurisdiction, the within Julia A. Nathaniel, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 28 day of December, 2000.



Carolyn M. Cooke
NOTARY PUBLIC

My commission expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 2, 2001
BONDED THRU STEGALL NOTARY SERVICE

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Grantor's Address:
Stan Rojaski
440 Blue Lake Drive
Lake Cormorant, MS 38641
Tel. (Home) 662-429-2624

Grantee's Address:
Julia A. Nathaniel
117 Blue Lake Drive
Lake Cormorant, MS 38641
Tel. (Home) 662-449-3678

Prepared by the office of, and after recording return to:
Goeldner & Walsh Professional Association
Attorneys at Law
P.O. Box 1468
Southaven, MS 38671-1468
Tel. (662) 342-7700

Mortgage and Loan Analysis

Nathaniel/Rojes *NR*

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Exhibit "A" to Purchase Agreement

Amount financed	156,900.00
Annual interest (e.g., 8.25)	9.125
Duration of loan (in years)	30
Start date of loan	2/1/00

Monthly payments	1,277.15
Total number of payments	360
Yearly principal + interest	15,325.80

Principal amount	156,900.00
Finance charges	302,874.00
Total cost	459,774.00

PMT NO.	PAYMENT DATE	BEGINNING BALANCE	INTEREST	PRINCIPAL	BALANCE	ACCUMULATIVE INTEREST	ACCUMULATIVE PRINCIPAL
1	2/1/00	156,900.00	1,193.09	84.06	156,815.94	1,193.09	84.06
2	3/1/00	156,815.94	1,192.45	84.70	156,731.25	2,385.55	168.75
3	4/1/00	156,731.25	1,191.81	85.34	156,645.91	3,577.36	254.09
4	5/1/00	156,645.91	1,191.16	85.99	156,559.92	4,768.52	340.08
5	6/1/00	156,559.92	1,190.51	86.64	156,473.28	5,959.03	426.72
6	7/1/00	156,473.28	1,189.85	87.30	156,385.98	7,148.88	514.02
7	8/1/00	156,385.98	1,189.19	87.96	156,298.01	8,338.06	601.99
8	9/1/00	156,298.01	1,188.52	88.63	156,209.38	9,526.58	690.62
9	10/1/00	156,209.38	1,187.84	89.31	156,120.07	10,714.42	779.93
10	11/1/00	156,120.07	1,187.16	89.99	156,030.08	11,901.58	869.92
11	12/1/00	156,030.08	1,186.48	90.67	155,939.41	13,088.06	960.59
Year Totl			13,088.06	860.59			
12	1/1/01	155,939.41	1,185.79	91.36	155,848.05	14,273.85	1,051.95
13	2/1/01	155,848.05	1,185.09	92.06	155,756.00	15,458.95	1,144.00
14	3/1/01	155,756.00	1,184.39	92.76	155,663.24	16,643.34	1,236.76
15	4/1/01	155,663.24	1,183.69	93.46	155,569.78	17,827.03	1,330.22
16	5/1/01	155,569.78	1,182.98	94.17	155,475.61	19,010.01	1,424.39
17	6/1/01	155,475.61	1,182.26	94.89	155,380.72	20,192.27	1,519.28
18	7/1/01	155,380.72	1,181.54	95.61	155,285.11	21,373.81	1,614.89
19	8/1/01	155,285.11	1,180.81	96.34	155,188.78	22,554.63	1,711.22
20	9/1/01	155,188.78	1,180.08	97.07	155,091.71	23,734.71	1,808.29
21	10/1/01	155,091.71	1,179.34	97.81	154,993.90	24,914.05	1,906.10
22	11/1/01	154,993.90	1,178.60	98.55	154,895.35	26,092.65	2,004.65
23	12/1/01	154,895.35	1,177.85	99.30	154,796.05	27,270.50	2,103.95
Year Totl			14,182.44	1,143.36			
24	1/1/02	154,796.05	1,177.09	100.06	154,695.99	28,447.59	2,204.01
25	2/1/02	154,695.99	1,176.33	100.82	154,595.18	29,623.93	2,304.82
26	3/1/02	154,595.18	1,175.57	101.58	154,493.60	30,799.50	2,406.40
27	4/1/02	154,493.60	1,174.80	102.35	154,391.24	31,974.29	2,508.76
28	5/1/02	154,391.24	1,174.02	103.13	154,288.11	33,148.31	2,611.89
29	6/1/02	154,288.11	1,173.23	103.92	154,184.19	34,321.54	2,715.81
30	7/1/02	154,184.19	1,172.44	104.71	154,079.48	35,493.98	2,820.52
31	8/1/02	154,079.48	1,171.65	105.50	153,973.98	36,665.63	2,926.02
32	9/1/02	153,973.98	1,170.84	106.31	153,867.67	37,836.47	3,032.33
33	10/1/02	153,867.67	1,170.04	107.11	153,760.56	39,006.51	3,139.44
34	11/1/02	153,760.56	1,169.22	107.93	153,652.63	40,175.73	3,247.37
35	12/1/02	153,652.63	1,168.40	108.75	153,543.88	41,344.13	3,356.12
Year Totl			14,073.63	1,252.17			
36	1/1/03	153,543.88	1,167.57	109.58	153,434.30	42,511.70	3,465.70
37	2/1/03	153,434.30	1,166.74	110.41	153,323.89	43,678.44	3,576.11
38	3/1/03	153,323.89	1,165.90	111.25	153,212.64	44,844.34	3,687.36
39	4/1/03	153,212.64	1,165.05	112.10	153,100.55	46,009.40	3,799.45
40	5/1/03	153,100.55	1,164.20	112.95	152,987.60	47,173.60	3,912.40

Blumberg No. 519
EXHIBIT
A

41	6/1/03	152,987.60	1,163.34	113.81	152,873.79	48,336.94	4,026.21
42	7/1/03	152,873.79	1,162.48	114.67	152,759.12	49,499.42	4,140.88
43	8/1/03	152,759.12	1,161.61	115.54	152,643.58	50,661.03	4,256.42
44	9/1/03	152,643.58	1,160.73	116.42	152,527.15	51,821.75	4,372.85
45	10/1/03	152,527.15	1,159.84	117.31	152,409.85	52,981.60	4,490.15
46	11/1/03	152,409.85	1,158.95	118.20	152,291.65	54,140.55	4,608.35
47	12/1/03	152,291.65	1,158.05	119.10	152,172.55	55,298.60	4,727.45
Year Totl			13,954.47	1,371.33			
48	1/1/04	152,172.55	1,157.15	120.00	152,052.54	56,455.74	4,847.46
49	2/1/04	152,052.54	1,156.23	120.92	151,931.62	57,611.97	4,968.38
50	3/1/04	151,931.62	1,155.31	121.84	151,809.79	58,767.29	5,090.21
51	4/1/04	151,809.79	1,154.39	122.76	151,687.02	59,921.67	5,212.98
52	5/1/04	151,687.02	1,153.45	123.70	151,563.33	61,075.13	5,336.67
53	6/1/04	151,563.33	1,152.51	124.64	151,438.69	62,227.64	5,461.31
54	7/1/04	151,438.69	1,151.57	125.58	151,313.11	63,379.21	5,586.89
55	8/1/04	151,313.11	1,150.61	126.54	151,186.57	64,529.82	5,713.43
56	9/1/04	151,186.57	1,149.65	127.50	151,059.06	65,679.46	5,840.94
57	10/1/04	151,059.06	1,148.68	128.47	150,930.59	66,828.14	5,969.41
58	11/1/04	150,930.59	1,147.70	129.45	150,801.14	67,975.84	6,098.86
59	12/1/04	150,801.14	1,146.72	130.43	150,670.71	69,122.56	6,229.29
Year Totl			13,823.96	1,501.84			
60	1/1/05	150,670.71	1,145.73	131.42	150,539.29	70,268.29	6,360.71
61	2/1/05	150,539.29	1,144.73	132.42	150,406.86	71,413.01	6,493.14
62	3/1/05	150,406.86	1,143.72	133.43	150,273.43	72,556.73	6,626.57
63	4/1/05	150,273.43	1,142.70	134.45	150,138.98	73,699.43	6,761.02
64	5/1/05	150,138.98	1,141.68	135.47	150,003.52	74,841.12	6,896.48
65	6/1/05	150,003.52	1,140.65	136.50	149,867.02	75,981.77	7,032.98
66	7/1/05	149,867.02	1,139.61	137.54	149,729.48	77,121.38	7,170.52
67	8/1/05	149,729.48	1,138.57	138.58	149,590.90	78,259.95	7,309.10
68	9/1/05	149,590.90	1,137.51	139.64	149,451.26	79,397.46	7,448.74
69	10/1/05	149,451.26	1,136.45	140.70	149,310.57	80,533.92	7,589.43
70	11/1/05	149,310.57	1,135.38	141.77	149,168.80	81,669.30	7,731.20
71	12/1/05	149,168.80	1,134.30	142.85	149,025.95	82,803.60	7,874.05
Year Totl			13,681.04	1,644.76			
72	1/1/06	149,025.95	1,133.22	143.93	148,882.02	83,936.82	8,017.98
73	2/1/06	148,882.02	1,132.12	145.03	148,737.00	85,068.95	8,163.00
74	3/1/06	148,737.00	1,131.02	146.13	148,590.87	86,199.97	8,309.13
75	4/1/06	148,590.87	1,129.91	147.24	148,443.63	87,329.88	8,456.37
76	5/1/06	148,443.63	1,128.79	148.36	148,295.27	88,458.67	8,604.73
77	6/1/06	148,295.27	1,127.66	149.49	148,145.78	89,586.33	8,754.22
78	7/1/06	148,145.78	1,126.53	150.62	147,995.15	90,712.85	8,904.85
79	8/1/06	147,995.15	1,125.38	151.77	147,843.38	91,838.23	9,056.62
80	9/1/06	147,843.38	1,124.23	152.92	147,690.46	92,962.46	9,209.54
81	10/1/06	147,690.46	1,123.06	154.09	147,536.37	94,085.52	9,363.63
82	11/1/06	147,536.37	1,121.89	155.26	147,381.11	95,207.41	9,518.89
83	12/1/06	147,381.11	1,120.71	156.44	147,224.67	96,328.12	9,675.33
Year Totl			13,524.52	1,801.28			

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Prepared by the office of, and after recording return to:
Goeldner & Walsh Professional Association
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