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MORTGAGE DEED

STEVEN A. NORRIS and NANCY W. NORRIS, husband and wife, both having a mailing address of RFD 2, Box 735, Orrington, Maine 04474, for consideration paid, grant to NORWAY PINES CORPORATION, a corporation organized and existing under the laws of the State of Maine and having a mailing address of P.O. Box 2404, South Portland, Maine 04116, with MORTGAGE COVENANTS, to secure the payment of Two Hundred Ten Thousand Dollars (\$210,000) in thirty (30) years with ten and one-half percent (10-1/2%) interest per annum, payable in monthly installments, as provided for in a certain promissory note of even date, certain premises, together with all buildings thereon, situated on Sysladobsis Lake in Township 5 N.D., Washington County, Maine, bounded and described as follows, to wit:

FIRST PARCEL: two certain lots or parcels of land, together with all buildings thereon, situated on Sysladobsis Lake in Township 5 N.D., Washington County, State of Maine, and being the same premises conveyed to Norway Pines Corporation by deed of Clifton F. Lewis and E. Marion Lewis dated August 11, 1984, and recorded in the Washington County, Maine, Registry of Deeds in Book 1288, Page 29, wherein said premises are bounded and described as follows, to wit:

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"PARCEL ONE:

"A certain parcel of land containing five (5) acres more or less, situated in Township Number Five in the middle division of the County of Washington in the State of Maine, and known as Dobsay Township, which parcel is bounded as follows: to wit:

Beginning at an iron stake on the easterly side of land called 'Norway Point' and running northerly along the shore of Sysladobsis Lake about sixty-four rods to the northerly end of said Norway Point; thence westerly and southerly by the shore of said Lake to the shore end of said pint, and thence continuing southerly to a spruce tree which is twenty two rods westerly of the starting point; thence easterly twenty-two rods to the place of beginning.

"PARCEL TWO:

"Also another parcel of land situated in said Dobsay Township near said Norway Point and bounded as follows, to wit:

Beginning at a birch tree on line of land which was owned by B. Young in the year 1882 and running easterly seventy- one rods to a spotted spruce tree; thence southerly sixty-three rods to a spotted hemlock tree; thence westerly forty-five and one-half rods to a spotted hemlock tree; thence northerly sixty-nine and one-half rods to the place of beginning.

PARCEL TWO hereinabove described and conveyed, may also be described in accordance with the conveyance to Norway Pines Corporation by deed of St Croix Pulpwood Company dated January 3, 1989, and recorded in the Washington County, Maine, Registry of Deeds in Book 1564, Page 91, as follows, to wit:

"Beginning at a blue wooden post marking the southerly line of the land of the Passamaquoddy Indian Tribe, said post situated on the westerly shore of Sysladobsis Lake; thence southerly and easterly along the shore of Sysladobsis Lake on a sand beach fourteen hundred fifty-five (1,455') feet, more or less, to an iron pin (this pin is situated S 76 degrees 49' 45" W one hundred ninety-four and seven tenths (194.7') feet from U.S.G.S. Bench Mark 022/1931); thence S 37 degrees 03' 30" W one hundred ten (110.0') feet to an iron pin; thence S 52 degrees 49' 30" W six hundred thirty-one and seven tenths (631.7') feet to an iron pin; thence N 70 degrees 03' 30" W twelve hundred fifty-four and six tenths (1,254.6') feet to an iron pin on the easterly side of a gravel road leading to The Pines sporting camp; thence S 88 degrees 06' 45" W forty-five (45.0') feet to a point on the

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northerly edge of the road leading to Springfield; thence N 18 degrees 04' 45" W along the road to Springfield and southerly of the Large Rock thirty-one and six tenths (31.6') feet; thence N 74 degrees 25' 30" E sixty and nine tenths (60.9') feet to the westerly side of the road leading to The Pines sporting camps; thence N 49 degrees 18' 45" E along the westerly side of said road eighty-seven (87.0') feet; thence N 49 degrees 30' 45" E along the westerly side of the road eighty-three and eight tenths (83.8') feet; thence N 46 degrees 43' 30" E along the westerly side of said road sixty and five tenths (60.5') feet; thence N 42 degrees 02' 00" E along the westerly side of said road seventy-seven and seven tenths (77.7') feet; thence N 34 degrees 33' 45" E along the westerly side of said road fifty-three and two tenths (53.2') feet; thence N 22 degrees 11' 00" E along the westerly side of said road seventy-two and one tenths (72.1') feet; thence N 58 degrees 30' 30" E along the westerly side of said road one hundred seven and six tenths (107.6') feet; thence N 58 degrees 28' 15" E along the westerly side of said road one hundred nine and four tenths (109.4') feet; thence N 35 degrees 54' 45" E along the westerly side of said road one hundred twenty-two and seven tenths (122.7') feet to the land of the Passamaquoddy Indian Tribe; thence S 80 degrees 56' 15" E crossing the Access Road to The Pines sporting camp on the line of land of said Indian Tribe forty-four and nine tenths (44.9') feet to the point of beginning. Said lot containing 17.6 acres, more or less."

Said conveyance to Norway Pines Corporation by deed of the St. Croix Pulpwood Company was given for the purpose of clarifying the boundaries of said PARCEL TWO hereinabove described and conveyed.

Together with and appurtenant to PARCEL ONE and PARCEL TWO hereinabove described and conveyed, and to each and every part thereof, but without covenant therefore, an easement in common with others for purposes of ingress and egress to PARCEL ONE and PARCEL TWO hereinabove described and conveyed, as conveyed to Norway Pines Corporation by deed of Georgia-

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Pacific Resins, Inc., of recent date, to be recorded in the Washington County Registry of Deeds, further reference being had thereto for a more particular description thereof.

There is also hereby conveyed, but without covenant therefore, all of the Grantors' right, title and interest in and to any and all easements, rights of way or adjacent areas that may have been acquired by the Grantors, or the Grantors' predecessors in title by virtue of prescriptive use, adverse possession or acquiescence.

SECOND PARCEL: two certain lots or parcels of land, together with all buildings thereon, situated on Sysladobsis Lake in Township 5 N.D., Washington County, State of Maine, and being the same premises conveyed to Norway Pines Corporation by deed of Clifton F. Lewis and E. Marion dated August 11, 1984, and recorded in the Washington County, Maine, Registry of Deeds in Book 1288, Page 32, wherein said premises are bounded and described as follows, to wit:

"PARCEL ONE:

"Lot No. 3 as shown on a Plan of Lots entitled Dead River Camp Lots, Township 5 N.D., B.P.P., Washington County, Maine, by James W. Sewall Company, Old Town, Maine, November 1980 sheet 1 of 2. Being a portion of an Island known as BIG ISLAND.

"Also conveying to the Grantee herein the right in common with others to use the existing road or roads as shown on said Plan for the purpose of ingress and egress to and from said lot, the location of said road or roads to be as they are on May 1, 1981.

"Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

"Being the same premises conveyed to the Grantors herein by the DEAD RIVER GROUP OF COMPANIES, a corporation, by

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deed dated August 6, 1981 and recorded in Washington County Registry of Deeds in Book 1151, Page 3.

"PARCEL TWO:

"Lot No. 15 as shown on a Plan of Lots entitled Dead River Camp Lots, Township 5, N.D., E.P.P., Washington County, Maine, by James W. Sewall Company, Old Town, Maine November 1980 sheet 2 of 2. Being all of an Island known as CHAIN ISLAND.

"Also conveying to the Grantee herein the right in common with others to use the existing road or roads as shown on said Plan for the purpose of ingress and egress to and from said lot, the location of said road or roads to be as they are on May 1, 1981.

"Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

"Being the same premises conveyed to the Grantors herein by the DEAD RIVER GROUP OF COMPANIES, a corporation, by deed dated August 6, 1981 and recorded in Washington County Registered of Deeds in Book 1151, Page 4."

Meaning and intending to convey the same premises conveyed to the Grantors herein by deed of Norway Pines Corporation, of even date, to be recorded in the Washington County, Maine, Registry of Deeds.

The Grantors herein do covenant, during the continuance of the within mortgage, not to transfer the Grantors' interest in the premises hereinabove described, without the written consent of the Grantee, and the Grantors do agree that any such transfer, without the written consent of the Grantee, shall constitute a breach of the conditions of this mortgage, provided nevertheless, that none of the following shall be deemed to be a transfer of the Grantors' interest: (a) the creation of a lien or encumbrance subordinate to this mortgage, (b) the creation of a purchase money security interest

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for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) the grant of any leasehold interest of one year or less not containing an option to purchase.

This mortgage is upon the statutory condition, and any additional covenants or conditions herein contained, for any breach of which the Mortgagee shall have the remedies provided by law. Said statutory condition as contained in 33 M.R.S.A. Section 769, provides as follows:

"Provided nevertheless, except as otherwise specifically stated in the mortgage, that if the mortgagor, his heirs, executors or administrators pay to the mortgagee, his heirs, executors, administrators or assigns the principal and interest secured by the mortgage, and shall perform any obligation secured at the time provided in the note, mortgage or other instrument or any extension thereof, and shall perform the condition of any prior mortgage, and until such payment and performance shall pay when due and payable all taxes, charges and assessments to whomsoever and whenever laid or assessed, whether on the mortgaged premises or on any interest therein or on the debt or obligation secured thereby; and shall keep the buildings on said premises insured against fire in a sum not less than the amount secured by the mortgage or as otherwise provided therein for insurance for the benefit of the mortgagee and his executors, administrators and assigns, in such form and at such insurance offices as they shall approve, and, at least 2 days before the expiration of any policy on said premises, shall deliver to him or them a new and sufficient policy to take the place of the one so expiring, and shall not commit or suffer any strip or waste of the granted premises, nor commit any breach of any covenant contained in the mortgage or in any prior mortgage, then the mortgage deed, as also the mortgage note or notes shall be void, otherwise shall remain in full force."

Further, in addition to the statutory condition, the Grantors herein covenant to keep the buildings on said premises insured for extended coverage and vandalism.

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WITNESS our hands and seals this 30th day of April ,

1992.

Steven A. Norris
STEVEN A. NORRIS

Nancy W. Norris
NANCY W. NORRIS

STATE OF MAINE
HANCOCK, SS.

April 30 , 1992

Then personally appeared the above-named STEVEN A. NORRIS
and NANCY W. NORRIS, and acknowledged the foregoing instrument
to be their free act and deed.

Before me,

Gerald W. Wase
Notary Public

Gerald W. Wase

Notary type or print name

MY COMMISSION EXPIRES
NOVEMBER 10, 1995

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received **MAY - 7 1992**
at 10 H 00 M A M recorded
in Book _____ Page _____
Attest:

Register

SEAL