

Information

Effective date

December 01, 2008

Use

The *Credit Line Deed of Trust – West Virginia (Commercial)* (Form 630459) is used to perfect a security interest in real estate located in West Virginia. A Credit Line Deed of Trust enables SunTrust to maintain its lien position for existing and **obligatory future advances** up to the total amount specified in the Credit Line Deed of Trust. This form is used to secure multiple disbursement non-agricultural commercial loans or lines of credit.

It must be filed in the office of the clerk of the county commission in the county where the real estate is located. A copy of the Credit Line Deed of Trust and the clerk's receipt must be maintained in the collateral file until the original, recorded credit line deed of trust is returned from the court.

If a single disbursement non-agricultural commercial note is to be secured, the Deed of Trust- West Virginia (Commercial Loan) (630461) is used.

Caution

Credit Line Deed of Trust – West Virginia (Commercial) CANNOT be used to secure consumer or agricultural loans. The Credit Line Deed of Trust- West Virginia (Consumer/Agricultural) (630459) must be used.

Instructions

The table below shows section names and descriptions for the items required in the *Credit Line Deed Of Trust- West Virginia (Commercial)* (630459).

Section	Description
Address for return of recorded instrument	<p>Enter the mailing address where the original instrument is to be returned after recordation. For Florida only: the name of the <i>individual</i> who prepared the form must also be entered.</p> <ul style="list-style-type: none"> If the instrument is to be returned to SunTrust <p>Atlanta CCS 211 Perimeter Center Parkway GA-Atlanta-0039 Atlanta, GA 30346</p> <ul style="list-style-type: none"> You may also enter the name and address of a third party, such as the closing attorney. Or you may enter underlines to be completed by the closing attorney.
as of (Heading Implied)	<i>Date</i> the Credit Line Deed of Trust is to be effective.
Grantor (Heading Implied)	<p><i>Names of Grantors.</i> All <i>persons</i> or <i>entities</i> that have an ownership interest in the property are Grantors. Since Grantors will be indexed according to the names shown on the form, names must agree exactly with the names as the property is titled.</p> <p>Indicate <i>Grantor's name and form of ownership.</i> If Grantor is a business, identify the <i>form of business</i> (corporation, partnership, limited liability company, etc.). If the Grantor acquired title is some other name, or uses different permutations of their name, the fact should be noted.</p> <p><u>Examples:</u></p> <ul style="list-style-type: none"> JOHN J.JONES, married, and PETER SMITH, unmarried, as joint tenants. JOHN J. JONES and MARY JONES, husband and wife, as tenants by the entirety. JONES PLUMBING, INC., a West Virginia Corporation. <p>Note: It is common practice to put the entire name of the Grantor in caps.</p>
Trustees (Heading Implied)	<p>Two trustees are to be named in the deed of trust. Trustees must be West Virginia residents.</p> <p>Contact Regional Credit Administration for a list of persons who are qualified to serve as trustees for West Virginia real estate.</p> <p><i>Name of first Trustee and his/her county of residence</i> <i>Name of second Trustee and his/her county of residence.</i></p> <p>Note: It is common practice to put the entire name of the Trustee in caps.</p>
Property address (Heading Implied)	<i>Street address</i> of the property, or <i>abbreviated legal description</i> if no street address, city, district and county.
SunTrust Address (Heading Implied)	<p>Enter applicable SunTrust Bank address. CCSC address may be used.</p> <p>Atlanta CCS 211 Perimeter Center Parkway GA-Atlanta-0039 Atlanta, GA 30346</p>

Section	Description
Description of Debt Secured	<p><i>Description of new note</i> and other existing indebtedness to be secured, if any. Include names of all Borrowers in the description of the note(s).</p> <p><u>Example</u>: Note dated September 14, 2004, in the principal sum of \$825,000 executed by ABC, Inc. and note dated September 22, 2004, in the principal sum of \$455,000 executed by ABC, Inc. and Richard Byers</p>
Pg 3 Section 4 Page 6 Section 12	<p>Enter the maximum principal of the debt secured by the real estate, written and numeric. Principal amount should include obligatory advances only.</p> <ul style="list-style-type: none"> • address of Grantor for purpose of notice • SunTrust address (Enter the CCSC address, adding “Attention Legal Notices Specialist”) <p>Atlanta CCS 211 Perimeter Center Parkway GA-Atlanta-0039 Atlanta, GA 30346</p> <ul style="list-style-type: none"> • Trustee Address (use CCSC Address) <p>Atlanta CCS 211 Perimeter Center Parkway GA-Atlanta-0039 Atlanta, GA 30346</p>
22	Check the box if a condominium, PUD, or other rider is attached and identify the type of rider.
Signature(s) of Grantor(s)	<p><i>Signature</i> of all parties with an ownership interest in the property.</p> <p>Note: The names as typed or printed must agree exactly with the names shown as “Grantor” on Page 1.</p>
Acknowledgements	All signatures must be notarized.
Page 9 Statement of Preparer	Enter name and address of individual who prepared the form.
Schedule I	
Legal Description	Enter a full <i>legal description</i> of all real estate in the space provided.
Being Clause	<ul style="list-style-type: none"> • Indicate name of the party(ies) who conveyed the real estate to Grantor and the date of the deed conveying the real estate • Check the first box if the deed conveying property to the Grantor is being filed along with the deed of trust. • Check the second box if the deed conveying property to the Grantor has been filed previously; and indicate the county where the deed was filed and the deed book and page number where filed