# in Muse 54-368 (12/30/83)

# MORTGAGE

THIS MORTGAGE is made this	th day of May
19.83, between the Grantor, James B. Rober	ts and wife, Phyllis R. Roberts
	rein "Borrower"), and the Mortgagee. Real Estate
Financing, Inc.	, a corporation organized and existing whose address is P. O. Box 669
under the laws of the State of Alabama	whose address is P. O. Box 669
Montgomery, Alabama 36195	(herein "Lender").
WHEREAS, Borrower is indebted to Lender in t	he principal sum of Fifty-Five Thousand One Hundred
$\dots$ and no/100 $\dots$	
dated May 2/r .1983 (herein "No	te"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner p	oaid, due and payable on June 1, 2013

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama described as follows:

Commence at the NW corner of said 1/4-1/4 section; thence run South 89 deg.

05 min. 38 sec. East along the North line of said 1/4-1/4 Section a distance of 500.06 feet; thence run South a distance of 92.09 feet to the point of beginning; thence run South 52 deg. 40 min. 23 sec. East a distance of 206.26 feet to a point in the centerline of Shelby County Highway #39; thence run South 36 deg. 58 min. 35 sec. West along said highway a distance of 154.79; thence run North 66 deg. 57 min. 41 sec. West a distance of 218.33 feet; thence run North a distance of 163.29 feet; thence run East a distance of 130.0 feet to the point of beginning; being situated in Shelby County, Alabama. Iess and except that portion located within Shelby County Highway #39 right of way.

Also mortgaged herewith is all wall to wall carpeting located in the residence on the above described property.

The proceeds of this loan have been applied on the purchase price of the property described herein, conveyed to mortgagors simultaneously herewith.

"Reference is hereby made to the Rider to the Mortgage which is incorporated herein for all purposes."

**800** 

which has the address of	Route #1, Box 62-A (Highway 39)	Chelsea
	[Street]	[City]
λlabama 35043	(herein "Property Address")	

Alabama 35043 (herein "Property Address");
[State and Zip Code]

To Have and to Hold such property unto Lender and Lender's successors and assigns, forever, together with all to improve points now or hereafter creeted on the property, and all easements, rights, appurtenances, roots, which is a least to a larger of the larger of the property water rights, and was a stock and all fixtures now or horizon and all easements and additions thereto, shall be deemed to be a first many or the source of the two Mortgogs and allowed as a consist together as a root property of the control of the Mortgogs is on a seaschoid, are herein reteried to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, casements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

ALABAMA-1 to 4 Family-6/75\*-FHMA/FHLMC UNIFORM INSTRUMENT

HARRISON, JACKSON AND LEE

INIFORM COVENANTS. Borrower and Lender covenant and agree as follows: 100 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage. 2. Funds for Toxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shalf pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full. a sum therein "Funds") could to one twelfth of the yearly taxes and assessments which may attain priority over the Mark are and ground for both the Property of and placing a seath of vends probable of a consideration become a personal exhibited searly premium instruments for meetgage assurance, it any laines that can be estimated to occur a Time to fine by Lender on the basis of assessments and bills and reasonable estimates thereof. The Funds shall be held in an institution the deposits or accounts of which are assisted or guaranteed by a head-State agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessment insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account. or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender

by this Mortgage. If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due. Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed

shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the

purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured

by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Bortower any Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and

principal on any Future Advances.

4. Charges; Liens. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payer thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of

such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided. that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof. and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly

by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the : date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or

acquisition.

6. Preservation and Maintenance of Property: Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development. Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and

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Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums in the

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Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage. with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages. Borrower fails to respond to Lender within 30 days after the date such notice is mailed. Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner. the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower. subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. Uniform Mortgage; Governing Law; Severability. This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. Transfer of the Property; Assumption. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest 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 three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer. Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender. shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender. Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period. Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

18. Acceleration: Remedies. Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or represented to Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Contact price of acceleration shall mail notice to Borrosser as provided in paragraph 44 hereof specifying: In the broads: The control of quired to cure such breach: (Ana date, not less than 30 days from the date the notice is moded to Bor over, the first of the control of

where the control of the control of seal for this Montgage in the first the Conjunts. The world inform Borrower of the right to rejustate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and safe. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorney's fees.

If Lender invokes the power of sale, Lender shall mail a copy of a notice of sale to Borrower in the manner provided in paragraph 14 bereof. Lender shall publish the notice of sale once a week for three consecutive weeks in some newspaper

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Borrower's Right to Reinstate. Now distanding Lender's acceleration of the semi-secured by this Mortgane distance of the semi-secured by this Mortgane distance of the semi-secured by the Mortgane of the entire of a sudgment entireng this Mortgane at the Borrower part Fender all some which is the course all breaches of any other covenants or agreements of Borrower contained in this Mortgane, (c) Borrower part is an acceleration occurred to be reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgane and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgane, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgane shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgane and the obligations secured thereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account for only those rents actually received.

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby.

22. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Lender shall release this Mortgage, without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. Waiver of Homestead, Dower and Curtesy. Borrower hereby waives all rights of homestead exemption in the Property and relinquishes all right of dower and curtesy in the Property.

In Witness Whereof, Borrower has executed this Mortgage.

Signed, sealed and delivered
in the presence of:
James B. Roberts —Borrower
Phyllis R. Roberts —Borrower
STATE OF ALABAMA,Jefferson
On this 27th day of May 19.83, I, the undersigned a Notary Public in and for said county and in said state, hereby certify that James B. Roberts and wife.  Phyllis R. Roberts whose name(s) are signed to the
foregoing conveyance, and who Are
bears date.  Given under my hand and seal of office this the
My Commission expires:
Motory Public  Telegram 3204 Talcochorto Driver Suito 320 Birminghan
This instrument was prepared by William A. Jackson, 2204 Lakeshore Drive, Suite 320, Birmingham AL 35209
(Space Below This Line Reserved For Lender and Recorder)

ATTORNEYS AT LAW
TE 320 2204 LAKESHORE DRIVE

### UNIFORM MORTGAGE RIDER

The rights and obligations of the parties to the Mortgage to which this Rider is attached and the Note which it secures are expressly made subject to this Rider. In the event of any conflict between the provisions of this Rider and the provisions of the Mortgage or Note, the provisions of this Rider shall control. To the extent they are not modified by this Rider, all the terms, conditions and other provisions of the Mortgage and Note remain in full force and effect.

- 1. The Borrower agrees that the mortgagee (the "Lender"), the Alabama Housing Finance Authority (the "Authority") or their successors or assigns may, at any time and without prior notice, accelerate all payments due under the Mortgage and Note and exercise any other remedy allowed by law or provided by the Mortgage for breach of the Mortgage or Note if:
- (a) All or any part of the Property or any interest therein is sold or transferred by Borrower or by operation of law, excluding (i) the creation of a lien or encumbrance subordinate to this Mortgage under a UDAG loan permitted under the Authority's Program Guidelines, 1982 Series A, (ii) the creation of a purchase money security interest for household appliances, (iii) a transfer by operation of law upon the death of a joint tenant, or (iv) a transfer to a person assuming the Mortgage and the Note secured thereby in accordance with the terms and requirements of paragraph 2 hereof;
  - (b) The Borrower fails to abide by any agreements made with the Authority, or the Lender, or if the Lender or the Authority finds any statement contained in the Eligible Borrower Affidavit or any other document executed by the Borrower to be untrue, inaccurate or incomplete; or
  - (c) The Borrower fails to promptly supply any information or document which the Lender, or the Authority may request to verify compliance with the conditions of the Authority's Single Family Mortgage Revenue Bond Program 1982 Series A under which the Loan as evidenced by the Mortgage and Note was provided.

The Borrower understands that the Authority and the Lender have relied upon statements contained in the Eligible Borrower Affidavit and all other documents submitted in support of the Loan Application in the processing, financing and granting of this Loan. Uson discovery of fraud or misrepresentation by the Borrower with respect to any information provided by the Borrower in the Loan Application or Eligible Borrower Affidavit executed in connection with the Note, the Lender or the Authority may, in their sole discretion, by written notice to Borrower, declare all obligations secured by the Mortgage and all obligations payable under the Note immediately due and payable. Borrower shall notify the Lender and the Authority promptly in writing of any transaction or event which may give rise to a right of acceleration hereunder. Borrower shall pay to the Lender or the Authority, as the case may be, all damages sustained by reason of the breach of the covenant of notice set forth herein or by reason of such fraud or misrepresentation.

- 2. The Mortgage and the Note secured thereby may only be assumed by a person qualifying as an "Eligible Borrower" under the Authority's 1982 Series A Program Guidelines, as in effect as of the date of such assumption, and in connection with a transaction which meets all of the requirements of the assumption provisions of both the Program Guidelines and the Origination, Sale and Servicing Agreement entered into by the Authority and the Lender, both as in effect as of the date of such assumption, the qualification of such person and such transaction being subject to the prior written approval of the Trustee and the Administrator or their respective designees, which approval may be granted in the sole discretion of such parties.
- 3. Under the provisions of the Internal Revenue Code of 1954, as amended, and the Frocedures and Regulations promulgated thereunder (the "Tax Act"), the Authority has elected to credit certain investment earnings, if any, from the proceeds of its Bonds to mortgagors under its Single Family Mortgage Revenue Bond Program 1982 Series A for so long as such credit is required to keep the interest on the Bonds exempt from federal income taxation. As a mortgagor under the Program, the Borrower is entitled to receive a portion of the amount, if any, required by the Tax Act to be credited to such Borrower. The amount of the Borrower's credit shall be determined by the Authority in its sole of the Borrower's credit shall be determined by the Borrower acknowledges and the time amount credited to him, if any, will be treated for all purpose; as a management of the the amount credited to him, if any, will be treated for all purpose; as a

the treatment of this credit for purposes of the Borrower's federal income tax and the Borrower accepts full responsibility for same. The Authority will make credits, if any, on an annual basis or at more frequent intervals at its discretion or at the time the Mortgage is fully discharged. The Authority is under no obligation to maximize the credit or to earn any credit.

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4. (a) If the credit set forth in paragraph 3 above is made on an annual basis, a determination as to the amount of the credit will be made on an annual basis established by the Authority with respect to mortgages outstanding as of the determination date. Credits will not be made with respect to any partial annual period the Mortgage is outstanding following the annual determination date unless it becomes necessary to so do in order to comply with the Tax Act. The amount of each annual credit will be tree? a an off of parment on are arment and will be credited by the tetberity against a principal balance due on the Note. No reduction will be made in the level monthly stated in the Note. The allocation of the amount of the amortization payment will adjusted as between principal and interest to take into account the prepayment. The Borrower will be advised annually as to the amount of any payment or prepayment which has been so credited, and the outstanding principal balance of the Note following the payment or prepayment. The Borrower must make monthly payments regardless of credits until the payments and credits completely amortize the Borrower's debt.

(b) In the event the credit is made at the time the Mortgage is discharged, a determination as to the amount of credit will be made as of the annual determination date Crestablished by the Authority which precedes the date of discharge. Credits will not be Emade with respect to any partial annual period the Mortgage is outstanding following such annual determination date. To the extent necessary, any balance of the credit, remaining after the principal of the Note has been fully paid, will be applied against interest payments due on the Note. Notice will also be given to the Borrower if at any time the and final settlement will be made accordingly. amount of the credit due the Borrower equals or exceeds the principal balance of the Note, ~

NOTICE TO BORROWER:

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THIS DOCUMENT SUSBTANTIALLY MODIFIES THE TERMS OF THIS LOAN. DO NOT SIGN IT UNLESS YOU HAVE READ AND UNDERSTOOD IT.

I hereby consent to the modifications of the terms of the Mortgage and Note which are contained in this Rider.

Dated this, 27th day of 1983. Signature? Signature Frinted James B. Roberts Printed Phyllis R. Roberts

STATE OF ALABAMA, Jefferson COUNTY.

1983 JUN -7 AN 10: 20

the undersigned and for said county, in said State, hereby certify that James B. Roberts & whose name(s) is/are signed to the foregoing Rider, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Rider, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May , 1983.

Notary Public

(Seal)

My Commission expires: 9/24/85

This instrument was prepared by: William A. Jackson Address: 2204 Lakeshore Drive, Suite 320, Birmingham, Alabama 35209

BIRMINGHAM, ALABAMA 35209 SHILE 330 SSO4 PAKESHORE DRIVE WAL TA EYENHOTTA HARRISON JACKSON & LEE

BOSCE AMABAJA , MAHDUIMRIE SOITE 320 - 2204 LAKESHORE BRIVE

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# ALABAMA HOUSING FINANCE AUTHORITY SINGLE FAMILY HORTGAGE REVENUE BOND PROGRAM, 1982 Series B

## UNIFORM MORTCAGE RIDER

The rights and obligations of the parties to the Nortgage to which this Rider is attached and the Note which it secures are expressly made subject to this Rider. In the event of any conflict between the provisions of this Rider and the provisions of the Mortgage or Note, the provisions of this Rider shall control. To the extent they are not modified by this Rider, all the terms, conditions and other provisions of the Mortgage and Note remain in full force and effect.

- 1. The Borrower agrees that the mortgagee (the "Lender"), the Alabama Housing Finance Authority (the "Authority") or their successors or assigns may, at any time and without prior notice, accelerate all payments due under the Mortgage and Note and exercise any other remedy allowed by law or provided by the Mortgage for breach of the Mortgage or Note if:
- (a) All or any part of the Property or any interest therein is sold or transferred by Borrower or by operation of law, excluding (i) the creation of a lien or encumbrance subordinate to this Mortgage under a UDAG loan permitted under the Authority's Program Guidelines, 1982 Series B, (ii) the creation of a purchase money security interest for household appliances, (iii) a transfer by operation of law upon the death of a joint tenant, or (iv) a transfer to a person assuming the Mortgage and the Note secured thereby in accordance with the terms and requirements of paragraph 2 hereof;
- (b) The Borrower fails to abide by any agreements made with the Authority, or the Lender, or if the Lender or the Authority finds any statement contained in the Eligible Borrower Affidavit or any other document executed by the Borrower to be untrue, inaccurate or incomplete; or
- (c) The Borrower fails to promptly supply any information or document which the Lender, or the Authority may request to verify compliance with the conditions of the Authority's Single Family Mortgage Revenue Bond Program 1982 Series B under which the loan Bas evidenced by the Mortgage and Note was provided.

The Borrower understands that the Authority and the Lender have relied upon statements contained in the Eligible Borrower Affidavit and all other documents submitted in support of the loan application in the processing, financing and granting of this Loan. Upon discovery of fraud or misrepresentation by the Borrower with respect to any information provided by the Borrower in the loan application or Eligible Borrower Affidavit executed in connection with the Note, the Lender or the Authority may, in their sole discretion, by written notice to Borrower, declare all obligations secured by the Mortgage and all obligations payable under the Note immediately due and payable. Borrower shall notify the Lender and the Authority promptly in writing of any transaction or event which may give rise to a right of acceleration hereunder. Borrower shall pay to the Lender or the Authority, as the case may be, all damages sustained by reason of the breach of the covenant of notice set forth herein or by reason of such fraud or misrepresentation.

- 2. The Mortgage and the Note secured thereby may only be assumed by a person qualifying as an "Eligible Borrower" under the Authority's 1982 Series B Program Guidelines, as in effect as of the date of such assumption, and in connection with a transaction which meets all of the requirements of the assumption provisions of both the Program Guidelines and the Origination, Sale and Servicing Agreement entered into by the Authority and the Lender, both as in effect as of the date of such assumption, the qualification of such person and such transaction being subject to the prior written approval of the Trustee and the Administrator or their respective designees, which approval may be granted in the sole discretion of such parties.
- Procedures and Regulations promulgated thereunder (the "Tax Act"), the Authority has elected to credit certain investment earnings, if any, from the proceeds of its Bonds to mortgagors under its Single Family Mortgage Revenue Bond Program 1982 Series B for so long as such credit is required to keep the interest on the Bonds exempt from federal income taxation. As a mortgagor mader the Program, the Borrower is cettiled to receive a particular to the Bonds exempt from federal income taxation.

directly to the Borrower. In so crediting, the Authority assumes no responsibility as to the treatment of this credit for purposes of the Borrower's federal income tax and the Borrower accepts full responsibility for same. The Authority will make credits, if any, on an annual basis or at more frequent intervals at its discretion or at the time the Mortgage is fully discharged. The Authority is under no obligation to maximize the credit or to earn any credit.

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determination as to the amount of the credit will be made on an annual basis, a determination as to the amount of the credit will be made on an annual basis established by the Authority with respect to mortgages outstanding as of the determination date. Credits will not be made with respect to any partial annual period the Mortgage is outstanding following the annual determination date unless it becomes necessary to so do in order to comply with the Tax Act. The amount of each annual credit will be treated as a principal one at an prepayment and will be credited to the first the first to the first the first to the prepayment of the amount of the amount of the prepayment which has becomes all be advised annually as to the amount of any payment or prepayment which has been so credited, and the outstanding principal balance of the Note following the payment or prepayment. The Borrower must make monthly payments regardless of credits until the payments completely amortize the Borrower's debt.

(b) In the event the credit is made at the time the Mortgage is discharged, a determination as to the amount of credit will be made as of the annual determination date established by the Authority which precedes the date of discharge. Credits will not be made with respect to any partial annual period the Mortgage is outstanding following such annual determination date. To the extent necessary, any balance of the credit, remaining after the principal of the Note has been fully paid, will be applied against interest amount of the credit due the Borrower equals or exceeds the principal balance of the Note, and final settlement will be made accordingly.

# NOTICE TO BORROWER:

Dated this)

<u>27th</u> day of

THIS DOCUMENT SUSBIANTIALLY MODIFIES THE TERMS OF THIS LOAN. DO NOT SIGN IT UNLESS YOU HAVE READ AND UNDERSTOOD IT.

I hereby consent to the modifications of the terms of the Mortgage and Note which are contained in this Rider.

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STATE OF ALABAMA,	ss:	1333 DEC-8 14 10 28 And 100
JEFFERSON COUNTY.	)	1300 1300
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I, the undersigned, a notary public in and for said county, in said State, hereby certify that James B. Roberts and, whose name(s) most are signed to the foregoing Rider, and who ix/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Rider, income/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May , 1983.

Notary Public

(Seal)

My Commission expires: 6/17/85

pires:<u>6/17/85</u>

This instrument was prepared by: William A. Jackson, Attorney Address: 2204 Lakeshore Drive, Suite 320 - Birmingham, Alabama 35209