KNOW ALL MEN BY THESE PRESENTS:

## REAL PROPERTY MORTGAGE THIS MORTGAGE SECURES FUTURE ADVANCES

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THIS MORTGAGE, is the undersigned, Walter	made and entered into on this 26th	day of January	, 19, by and between
	nmarried Man)	· · · · · · · · · · · · · · · · · · ·	
(hereinafter referred to as referred to as "Mortgagee"	"Mortgagor", whether one or more) "); to secure the payment of FORTY	and TRANSAMERICA FINAL	NCIAL SERVICES, INC. (hereinafter
14 412 42	lenced by a Promissory Note of even da		/ 1/ 1 L D J
	in consideration of the premises, the fi to the Mortgagee the following descri to wit:		
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of Inverse	ock 4, according to the Plans as recorded in Map Book Shelby County, Alabama.		
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		<b>◆</b> .	
			•
Together with all and anywise appertaining;	d singular the rights, privileges, here	ditaments, easements and app	pürténances théreunto belonging or in
	DED FOREVER, unto the said Mortga	লার agee, Mortgagee's successors, he	eirs and assigns.
	n shall secure not only the principal a		
of the Mortgagor, or any o	other indebtedness due from Mortgago I shall be security for such debts to the	or to Mortgagee, whether direc	ctly or acquired by assignment, and the
The above described p	roperty is warranted free from all incur	mbrances and against adverse c	laims, except as stated above.
	I sell, lease or otherwise transfer the the Mortgagee shall be authorized to		
	gage is a second Mortgage, then it 463, at Page, in the	is subordinate to that ce	rtain prior Mortgage as recorded in Shelby
Vola	, at Page, in the	office of the Judge of Probate,	
balance now due on the deby-the above described prior increase the balance owed become due on said prior occur, then such default up and the Mortgagee herein	ounty, Alabama; but this Mortgage is lebt secured by said prior Mortgage. The Mortgage is or Mortgage, if said advances are made at that is secured by said prior Mortgage Mortgage, or should default in any ounder the prior Mortgage shall constituted may, at its option, declare the entire of forcelosure. Estimate to exercise this or	he within Mortgage will not be after the date of the within Mo e. In the event the Mortgagor sh of the other terms, provisions ite a default under the terms a e indebtedness due hereunder	e subordinated to any advances secured ortgage. Mortgagor hereby agrees not to nould fail to make any payments which and conditions of said prior Mortgage and provisions of the within Mortgage immediately due and payable and the
event of any subsequent of become due on said prior prior Mortgage, in order to of Mortgagor shall become Mortgage, and shall bear i	o foreclosure. Failure to exercise this of default. The Mortgagee herein may, at Mortgage, or incur any such expenses of prevent the foreclosure of said prior in a debt to Mortgagee, or its assigns interest from date of payment by Mortgagee to all of the right case.	its option, make on behalf of s or obligations on behalf of M Mortgage, and all such amoun additional to the debt hereby ortgagee, or its assigns, at the	f Mortgagor any such payments which Mortgagor, in connection with the said ts so expended by Mortgagee on behalf secured, and shall be covered by this same interest rate as the indebtedness

For the purpose of further accuring the payment of the indeptedness, the Mortgagor agrees to pay all taxes or assessments when

imposed legally upon the real estate, and should default be made in the payment of same, the Mortgagee may at Mortgagee's option

pay off the same; and to further secure the indebtedness, Mortgagor agrees to keep the improvements on the real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the

Mortgagee, with loss, if any, payable to Mortgagee as its interest may appear, and to promptly deliver said policies, or any renewal of

said policies to Mortgagee; and if undersigned fails to keep property insured as above specified, or fails to deliver said insurance policies to Mortgagee, then Mortgagee, or assigns, may at Mortgagee's option insure the real estate for said sum, for Mortgagee's own benefit, the policy if collected to be credited on the indebtedness, less cost of collecting same. All amounts so expended by Mortgagee for taxes, assessments or insurance, shall become a debt to Mortgagee or assigns, additional to the debt hereby specially secured, and shall

be covered by this Mortgage, and bear interest at the same interest rate as the indebtedness secured hereby from date of payment by

regarded to a week

Mortgages or assigns and be at once due and payable.

sum expended by the Mortgages or assigns, or should the inhibitedness hereby security, it air, part thereof, or the little remain unsaid at maturity, or should the interest of Mortgagee or assigns in the real estate become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of the indebtedness hereby secured, at the option of Mortgagee or assigns, shall at once become due and payable, and this Mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the Mortgagee, agents or assigns shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving thirty days' notice by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in the County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of the County (or the division thereof), where the real estate is located, at public outcry, to the highest bidder for cash, and apply the proceeds of sale: First, to the expense of advertising, selling and conveying, including, if the original amount financed exceeded three hundred dollars, attorney's fees not in excess of fifteen percent of the unpaid balance on the loan, and retoo, I shall thanke, not your of sied employer; Second, to the payment of coy cooled to that may have been oppind discount to anay than be peressed to expense in paying hourance cases, or the other notes of some our consistent thereon. There is of the audibtedness in full, whiching the same shall or shall not have fully matured at the date of said sale, but no interest the bit collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the Mortgagor. Undersigned further agrees that Mortgagee, agents or assigns may bid at said sale and purchase the said estate, if the highest bidder therefor. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

IN WITNE	ESS WHEREOF, the undersigned Mortga	gor has hereunto set his signature and seal on the o	day first above written.
		THOROUGHLY READ THIS MORTGAGE BEF	ORE YOU SIGN IT.
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<b>差</b> 300	46285 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	11 stall	(SEAL)
442	6 8 1984 JAN 31 AM 3 22	Walter M. Reberson, dr.	
	Jess in Friend		(SEAL)
<b>8</b>			
THE STATE	OF ALABAMA	ndersigned authority	, a Notary Public
Jeffers	COUNTY ) in and for said Cour	nty, in said State, hereby certify that	M. Reberson, Jr.
	(s) is/are known to me acknowledged to d the same voluntarily on the day the san	efore me on this day that being informed of the bears date.	he contents of the conveyance
Given un	nder my hand and seal this26th	lay of	, 19 <u><b>84</b></u> .
	•		
<b>M</b> y.Commissi <b>≝</b>	ion Expires: MY COMMISSION EXPIRES OCTOB	ER 4, 1987 Notary Public	Kaylouin Carlo
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