



To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said 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 said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property 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 said indebtedness hereby secured 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 said Mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one 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 said County and State, sell the same in lots or parcels or enmasse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale: First to the expense of advertising, selling and conveying, including a reasonable attorney's fees; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other incumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned

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have hereunto set signature and seal, this 17th day of November, 19 86

James F. DeLong ..... (SEAL)  
 Linda Faye DeLong ..... (SEAL)  
 Linda Faye DeLong ..... (SEAL)  
 Linda Faye DeLong ..... (SEAL)

THE STATE of Alabama  
 COUNTY Jefferson

I, Virginia D. Barksdale, a Notary Public in and for said County, in said State,  
 hereby certify that James F. DeLong and Linda Faye DeLong

whose names signed to the foregoing conveyance, and who are known to me acknowledged before me on this day that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.  
 Given under my hand and official seal this 17th day of November, 19 86

Virginia D. Barksdale Notary Public.  
 Notary signature

Notary Public commission expires 05/20/89

TO	MORTGAGE DEED	\$
Return to:		Recording Fee \$ Deed Tax \$

RETURN THIS

OPEN-END RIDER

ACCOUNT NO. To Be Assigned

DATE 11/11/86

James F. DeLong

Linda Faye DeLong

1159 Riverchase Pkwy

Hoover, AL 35244  
(Customer's Name(s) and Address of Property)

LEGAL DESCRIPTION OF PROPERTY

Lot 35-A, according to the survey of Riverchase Country Club recorded in the amended Map Book 8, Page 137, in the Probate Office of Shelby County, Alabama.

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In consideration of a loan granted James & Linda DeLong by Sears Consumer Financial Corporation to me, I agree not to renew or otherwise add present indebtedness to: Guaranty Federal as shown by mortgage or deed dated without first paying my indebtedness to Sears Consumer Financial Corporation in full.

X James F. DeLong  
Borrower James F. DeLong

X Linda Faye DeLong  
Borrower Linda Faye DeLong

Charles E. Davis  
Witness

Virginia D. Birkdale  
Notary Public  
Notary Public commission expires 05/20/89

Filed in conjunction with Mortgage or Deed to Secure Debt dated November 17, 1986 and filed in Jefferson County,

RETURN THIS

MFU626

## DUE-ON-TRANSFER RIDER

Notice: This rider adds a provision to the Security Instrument allowing the Lender to require repayment of the Note in full upon transfer of the property.

THIS DUE-ON-TRANSFER RIDER is made this ...11... day of .Nov....., 1986, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Sears Consumer Financial Corporation (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at:

1158 Riverchase Pkwy                      , Jefferson                      , COUNTY, Hoover, AL 35244  
(Property Address)

AMENDED COVENANT, in addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

### A. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 1B of the Security Instrument is amended to read as follows:

1B. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenant contained in this Due-On-Transfer Rider.

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X James F. DeLong (Seal)  
James F. DeLong - Borrower

X Linda Faye DeLong (Seal)  
Linda Faye DeLong - Borrower

\_\_\_\_\_  
- Borrower (Seal)

\_\_\_\_\_  
- Borrower (Seal)

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

1986 NOV 24 PM 2:02

*Thomas A. Johnson, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ \_\_\_\_\_  
2. Mtg. Tax 664.20  
3. Recording Fee 1000  
4. Indexing Fee 100  
TOTAL 774.20

## RETURN THIS