1177 MORTGAGE

THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE VETERANS ADMINISTRATION OR ITS AUTHORIZED AGENT.

(SEPARATE RIDER GIVES ADDITIONAL MORTGAGE ASSUMPTION INFORMATION/REQUIREMENTS.)

THE STATE OF ALABAMA,

JEFFERSON

B00K

COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That whereas the undersigned

Donald J. Loraine and wife, Shirley A. Loraine

P 1111 .

of the city of Birmingham ounty of Shelby and State of Alabama party of the first part (hereinafter called the Mortgagor), has become justly indebted unto Union Planters National Bank

, a corporation organized and existing under the laws of , party of the second part (hereinafter called the Mortgagee), in the United States of America (\$110,090.00), money lent and advanced, with interest at the rate of nine and one-%) per annum until paid, for which amount the half -----per centum (9.50 Mortgagor has signed and delivered unto the said Mortgagee a certain promissory note bearing even date with these presents, the said principal and interest to be payable at the office of Union Planters National Bank in P. O. Box 3137, Memphis, TN 38173-0137, or at such other place as the holder may designate in writing delivered or mailed to the Mortgagor in monthly installments of Nine Hundred Twenty Five and 70/100----- Dollars (\$ 925.70), commencing on the first , 1990, and continuing on the first day of each month thereafter until the January principal and interest are fully paid, except that the final payment of principal and interest, if not sooner 2019. December paid, shall be due and payable on the first day of

WHEREAS the said Mortgagor is desirous of securing the prompt payment of said note and the several installments of principal, interest, and monthly payments hereinafter provided for, and any additional indebtedness accruing to the Mortgagee on account of any future payments, advances, or expenditures made by the Mortgagee as hereinafter provided:

Now, Therefore, in consideration of the premises and the sum of One Dollar (\$1) to the undersigned Mortgagor Donald J. Loraine and wife, Shirley A. Loraine in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, and for the purpose of securing the prompt payment of said indebtedness as it becomes due we the said Donald J. Loraine and wife, Shirley A. Loraine do hereby grant, bargain, sell, assign, and convey unto the said Mortgagee the following-described real property situated in Shelby County, Alabama, to wit:

Lot 78, according to the survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Volume 8, page 53 A, B and C in the Office of the Judge of Probate of Shelby County, Alabama.

The proceeds of this loan have been applied toward the purchase price of the above described property conveyed to mortgagors simultaneously herewith.

SEE ALSO VA DUE-ON-SALE CLAUSE RIDER ATTACHED TO THIS SECURITY INSTRUMENT AND MADE A PART HEREOF

Borrower covenants and agrees that if on any future date the above described property is declared by appropriate authority to be located in a special flood hazard area, and the holder of the indebtedness, its successor or assigns, requires to be located in a special flood hazard area, and the holder of the indebtedness, its successor or assigns, requires flood insurance and some is available under the National Flood insurance Act. of 1968 as amended by the Disaster flood insurance and some is available under the National Flood insurance Act. of 1968 as amended by the Disaster flood insurance and some is available under the National Flood insurance and deliver to the Lender a flood insurance policy in an amount not the minimum specified by the Lender with the first year premium place in the insurance contains agree that the installment of the installment of the property and agree that the digits of accordance in the property and reinstallment as set forth in other paragraphs and condition coverned that the digits of accordance, remedy, and reinstallment as set forth in other paragraphs

profits of the above-described property (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits, until default hereunder), and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned:

anthony Inable

TO RECROER CALL: GREAT LAKES BUSINESS 1 BOD 253-0208 - MI 1 BOD 358

NG. 16 243 1335 Should the Veterans Administration fail or refuse to issue its guaranty in the full amount committed upon by the Veterans Administration under the provisions of the Servicemen's Readjustment Act of 1944, as amended within sixty (60) days from the date this loan would normally become eligible for such guaranty, the holder may declare the indebtedness at once due and payable and may foreclose immediately or may exercise any rights hereunder or take any other proper action as by law provided.

To HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereunto belonging or in anywise appertaining unto the said Mortgagee and assigns of the Mortgagee forever.

And the Mortgagor hereby covenants that they are seized of said real property in fee simple, and have a good right to sell and convey the same; that the property is free from all encumbrances and that the Mortgagor, and Mortgagor's heirs, executors, administrators, next-of-kin, and assigns will forever defend the same unto the Mortgagee and assigns against the claims of all persons whomsoever;

THIS MORTGAGE IS MADE, however, subject to the following covenants, conditions, and agreements, that is to say:

- 1. That the Mortgagor will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100) whichever is less. Prepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following installment due date or thirty days after such prepayment, whichever is earlier.
- 2. Together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, as trustee, (under the terms of this trust as hereinafter stated) on the first day of each month until said note is fully paid, the following sums:
 - (a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee, and of which the Mortgagor is notified) less all sums already paid therefor divided by the number of months to elapse before 1 month prior to the date which such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes, and special assessments.
 - (b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:
 - (I) ground rents, taxes, special assessments, fire and other hazard insurance premiums:
 - (II) interest on the note secured hereby; and
 - (III) amortization of the principal of said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. At Mortgagee's option, Mortgagor will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

- 3. If the total payments made by the Mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee, as trustee, for ground rents, taxes, assessments, and insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments to be made by the Mortgagor for such items or, at Mortgagee's option, as trustee, shall be refunded to Mortgagor. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor will pay to the Mortgagee, as trustee, any amount necessary to make up the deficiency within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee, as trustee, shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any credit balance remaining under the provisions of (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby or if the Mortgagee acquires the property otherwise after default, the Mortgagee, as trustee, shall apply, at the time of commencement of such proceedings or at the time the property is otherwise acquired, the amount then remaining to credit of Mortgagor under (a) of paragraph 2 preceding, as a credit on the interest accrued and unpaid and the balance to the principal then remaining unpaid on said note.
- 4. If the Mortgagee shall be made a party to any condemnation proceedings or to any suit involving the title to the property hereby conveyed and employs an attorney to represent it therein, or if the Mortgagee employs an attorney to assist in settling or removing any cloud on the title to the property hereby conveyed that purports to be superior to the lien of this mortgage in any respect, or if this mortgage be foreclosed in Chancery or under the power of sale hereinafter provided for, or if an action be brought for breach of any obligation hereunder, the Mortgagor will pay, when the same becomes due, such attorney's fee as may be reasonable for such services, and if such fee is paid or incurred by the Mortgagee the same shall be secured by the lien of this mortgage in addition to the indebtedness specially secured hereby and shall bear interest from the date it is paid or incurred and shall be at once due and payable. Any proceeds from Condemnation awards shall be applied to reduce the amount of the principal debt at the option of Mortgagee.

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5. So long as any of the indebtedness secured hereby shall remain unpaid, in whole or in part, the Mortgagor agrees to keep said premises and the improvements thereon in good condition, and to pay all taxes and assessments that may be levied or accrue upon said property, and all other charges that may taxes and assessments that may be levied or accrue upon said property, and all other charges that may become liens upon said premises, and not to permit any lien, which might take precedence over the lien of become liens upon said premises, and not to permit any lien, which might take precedence over the lien of this mortgage, to accrue and remain on said premises, or any part thereof, or on the improvements thereon.

6. Mortgagor will continuously maintain hazard insurance, of such type or types and amounts as Mortgagee may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such premiums has heretofore been made under (a) of paragraph 2 hereof, except when payment for all such premiums therefor. All insurance shall be carried in companies he will pay promptly when due any premiums therefor. All insurance shall be held by the Mortgagee and approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

7. If the Mortgagor fails to insure said property as hereinabove provided, or to pay all or any part of the taxes or assessments levied, accrued, or assessed upon or against said property, or fails to pay immediately and discharge any and all liens, debts, and charges which might become liens superior to the immediately and discharge any and all liens, debts, and property and pay said taxes, assessiven of this mortgage, the Mortgagee may, at its option, insure said property and pay said taxes, assessments, debts, liens, and charges, and any money which the Mortgagee shall have so paid or become obligated to pay shall constitute a debt to the Mortgagee additional to the debt hereby specially secured, shall gated to pay shall constitute a debt to the Mortgagee additional to the debt hereby specially secured, shall be secured by this mortgage, shall bear interest at the rate provided for in the principal indebtedness from date paid or incurred, and, at the option of the Mortgagee, shall be immediately due and payable.

8. That upon the request of the Mortgagee the Mortgagor shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgagee for the alteration, modernization, improvement, maintenance, or repair of said premises, for taxes or assessments against the same and for any other purpose authorized hereunder. Said note or notes shall be secured hereby on a parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Failing to agree on the maturity, the sum or sums so advanced shall be due and payable 30 days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

9. No failure of the Mortgagee to exercise any option herein given to declare the maturity of the debt hereby secured shall be taken or construed as a waiver of its right to exercise such option or to declare such maturity by reason of any past or present default on the part of the Mortgager; and the procure such maturity by reason of the payment of taxes or other liens, debts, or charges by the Mortgagee shall not ment of insurance of the payment of taxes or other liens, debts, or charges by the Mortgagee shall not be taken or construed as a waiver of its right to declare the maturity of the indebtedness hereby secured be taken or construed as a waiver of its right to declare the maturity of the indebtedness hereby secured by reason of the failure of the Mortgagor to procure such insurance or to pay such taxes, debts, liens, or charges; and the lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

10. If the Mortgagor shall well and truly pay and discharge the indebtedness hereby secured as it shall become due and payable and shall do and perform all acts and agreements to be done and performed by the Mortgagor under the terms and provisions of this mortgage, then this conveyance shall be and

11. If the Mortgagor shall fail to pay, or cause to be paid, as it matures, the indebtedness hereby secured or any part thereof, according to the terms thereof, or if the Mortgagor shall fail to do or perform any other act or thing herein required or agreed to be done or performed, or if the interest of the Mortgagee in said property becomes endangered by reason of the enforcement of any prior lien or encumgagee in said property becomes endangered by reason of the enforcement of any prior lien or encumgagee in said property becomes endangered by reason of the enforcement of any prior lien or encumgagee thereon, then, in any such event, the whole indebtedness hereby secured shall, at the option of the brance thereon, then, in any such event, the whole indebtedness hereby secured shall, at the option of the brance thereon, then, in any such event, the whole indebtedness hereby secured shall, at the option of the brance thereon, then, in any such event, the whole indebtedness hereby secured shall, at the option of the brance thereon, then, in any such event, the whole indebtedness hereby secured shall, at the option of the brance thereon, then, in any such event, the whole indebtedness hereby secured shall, at the option of the brance thereon, then, in any such event, the whole indebtedness hereby secured shall, at the option of the branch thereon, then indepted to the property and the property an

Alabama, at public outcry, for cash, first giving notice of the time, place, and terms of said sale by publication once a week for three successive weeks prior to said sale in some newspaper published in said publication once a week for three successive weeks prior to said sale in some newspaper published in said county, and, upon the payment of the purchase money, the Mortgagee or any person conducting said sale for it is authorized to execute to the purchaser at said sale a deed to the property so purchased, and such for it is authorized to execute to the purchaser at said sale a deed to the proceeds of such sale. The Mortgagee purchaser shall not be held to inquire as to the application of the proceeds of such sale. The Mortgagee may bid at the sale and purchase said property, if the highest bidder therefor.

12. The proceeds of a foreclosure sale, judicial or otherwise, shall be applied: First, to the expenses of advertising and selling, including the attorney's fees, provided for in paragraph 4 hereof; second, to the repayment of any money, with interest thereon, which the Mortgagee may have paid or become liable the repayment of any money, with interest thereon, which the Mortgagee may have paid or become liable to pay or which it may then be necessary to pay for taxes, assessments, insurance and other charges, liens, to pay or which it may then be necessary to pay for taxes, assessments, insurance and other charges, liens, or debts hereinabove provided; third, to the payment and satisfaction of the indebteded with interest, but interest to date of sale only shall be charged; fourth, to reimbursement of the secured with interest, but interest to date of sale only shall be charged; fourth, to reimbursement of the Veterans Administration for any sums paid by it on account of the guaranty or insurance of the indebt-Veterans Administration for any sums paid by it on account of the guaranty or insurance of the Mortgagor, edness evidenced by the note secured hereby; fifth, the balance, if any, shall be paid to the Mortgagor.

13. As long as any of the indebtedness hereby secured shall remain unpaid the Mortgagor will neither commit nor permit waste on the premises hereby conveyed; and upon the commission of any waste thereon the Mortgagee may, at its option, declare the entire indebtedness hereby secured to be at once thereon the Mortgagee may, at its option, declare the entire indebtedness hereby conveyed due and payable. Nor will the Mortgagor remove any of the fixtures on the premises hereby conveyed so long as any of the indebtedness hereby secured shall remain unpaid.

14. If the Mortgagor shall make default in the payment of any of the indebtedness hereby secured, or in the performance of any of the terms or conditions hereof, the Mortgagee may proceed to collect the or in the performance of any of the terms or conditions hereof, the Mortgagee may proceed to collect the or in the performance of any of the terms or conditions hereof, the Mortgagee may proceed to collect the or in the performance of any of the indebtedness hereby secured, or in the performance of any of the terms or conditions hereof, the Mortgagee may proceed to collect the or in the performance of any of the terms or conditions hereof, the Mortgagee may proceed to collect the or in the performance of any of the terms or conditions hereof, the Mortgagee may proceed to collect the or in the performance of any of the terms or conditions hereof, the Mortgagee may proceed to collect the or in the performance of any of the terms or conditions hereof, the Mortgagee may proceed to collect the or in the performance of any of the terms or conditions hereof, the Mortgagee may proceed to collect the or in the performance of t

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of collecting the same, including any real estate commission or attorney's fee incurred, shall be credited first, on the advances with interest thereon, then upon the interest, and the remainder, if any, upon the principal debt hereby secured.

- 15. Any promise made by the Mortgagor herein to pay money may be enforced by a suit at law, and the security of this mortgage shall not be waived thereby, and as to such debts the Mortgagor waives all right of exemption under the law.
- 16. The indebtedness evidenced by the note first described above and by this mortgage represents the unpaid balance of the purchase price due by the Mortgagor to the Mortgagee for the purchase price of the property herein conveyed, and this is a purchase money mortgage.
- 17. If the indebtedness secured hereby be guaranteed or insured under Title 38 United States Code, such Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations are hereby amended to conform thereto.
- 18. The covenants, conditions, and agreements herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns, of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, the use of any gender shall include all genders, and the term, "Mortgagee," shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Given under	our hands and seals	this the 13 day of November , 1989
i	, ,	Donald J. Boraine [SEAL]
		Shirley A. I Loraine [SEAL]
		[SEAL]
	•	
STATE OF ALA	ABAMA,	
JEFFERSON	COUNTY.	•
whose names are me on this day the voluntarily on the	aine and wife, Shirley	onveyance, and who are known to me, acknowledged before ontents of this conveyance, they executed the same
e e		
		Anthony D. Seable Notory Public.
THIS INSTRUME	NT PREPARED BY:	MY COMMISSION EXPLRES: 10-21-91
ADDRESS 2700	ny D. Snable, Attorney Highway 280 South, Sui ngham, Al 35223	te 101

STATE OF ALABAMA Mortgage

THE PARTY OF THE P

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THE STATE OF ALABAMA,

COUNTY.

Judge of the Probate Court of said County, do hereby certify that the foregoing conveyance was filed for registration in this office on the

19 , and was recorded in Vol. Record of Deeds, pages , (

, on the

Judge of Probate

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PLANNED UNIT DEVELOPMENT RIDER

	THIS PLANNED UNIT DEVELOPMENT RIDER is made this 13th day of November 1989,
,	and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the
ï	"Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to
	Union Planters National Bank - (the "Lender")
. (of the same date and covering the Property described in the Security Instrument and located at:
	1913 Mountain Laurel Lane, Birmingham, Alabama 35244 [Property Address]
	The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and
•	certain common areas and facilities, as described in Declaration of Protective Covenants for Riverchase Residential Association
	RIVELCHABO HOBIACHELAL IIBOODIACIONI
	(the "Declaration"). The Property is a part of a planned unit development known as
'	(the "Declaration"). The Property is a part of a planned unit development known as Riverchase Residential Association
	Riverchase Residential Association [Name of Planned Unit Development]
	(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or
	managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of
	Borrower's interest.
	PUD COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and
	Lender further covenant and agree as follows:
	A. PUD Obligations. Borrower shall perform all of Borrower's obligations under the PUD's Constituent
	Documents. The "Constituent Documents" are the : (i) Declaration; (ii) articles of incorporation, trust instrument or any
	equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners
	Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent
	Documents.
	B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a
	"master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage
	in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term
	"extended coverage," then: (i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of
	the yearly premium installments for hazard insurance on the Property; and
	(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is
	deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.
	Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage provided by the master
	or blanket policy.
	In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the
	Property or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be
	paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, with any excess paid to
	Borrower.
<u>တာ့</u>	C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners
Ç	Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.
ထ္မ	D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in
æ	connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall
	be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.
9	E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written
- -	consent, either partition or subdivide the Property or consent to:
	(i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the
8	case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;
20	(ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit
	of Lender;
	(iii) termination of professional management and assumption of self-management of the Owners Association;
	Or
	(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by
	the Owners Association unacceptable to Lender. F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any
	amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security
	Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of
	disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.
	Chapter series the rate and shall be payable, with interest, apost notice and a series of a series of a
	By Signing Below, Borrower accepts and agrees to the terms and provisions contained in this PUD Rider.
	Wmald 1- Invite (Scal)
	Donald J. Loraine Borrower
	$I \wedge I \wedge A \wedge D$
	Musley a Dotaine (Seal)
	Shirley A.7Loraine Borrower

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DRM INSTRUMENT

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VA DUE-ON-SALE CLAUSE RIDER

This rider is a part of and incorporated into the Security Instrument
(Mortgage, Deed of Trust, Security Deed) dated the 13th day of
November , 19 <u>89</u>
made and entered into by Donald J. Loraine and wife, Shirley A. Loraine
, borrower(s) and Union Planters National Bank
, lender.

The Security Instrument is amended to add the following:

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THIS LIAN IS NOT ASSEMIABLE WITHOUT THE OF THE VETENIS ADMINISTRATION OF THE PERSON.

"This loan is immediately due and payable upon transfer of the property securing such loan to any transferee, unless the acceptability of the assumption of the loan is established where the section 1817A of chapter 37, title 38, United States Code.

The assumption of the loan is subject to the following conditions:

- Funding Fee. A fee equal to one-half of 1 percent of the balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the loan holder or its authorized agent, as trustee for the Administrator of Veterans Affairs. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the payee of the indebtedness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provision of 38 U.S.C. 1829(b).
- 2. Processing Charge. Upon application for approval to allow assumption of this loan, a processing fee may be charged by the loan holder or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the maximum established by the Veterans' Administration for a loan to which section 1817A of chapter 37, title 38, United States Code applies.
- 3. Indemnity Liability. If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the veteran under the terms of the instruments creating and securing the loan, including the obligation of the veteran to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument."

Borrower

Donald J. Loraine
(Typed name of above signatory)

STATE OF ALA. SHELBY CO.

BOWLLY O. Sancine

STRUMENT WAS FILE

Borrower

Shirley A. Loraine

(Typed name of above signatory)

Shirley A. Loraine

(Typed name of above signatory)

JUDGE OF PROBATE

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