CHARLES L. LECROY	This instrument was prepared by (Name) BERE WELCH - HIGHLAND BANK
1050 MERRY FOX FARMS	(Address) 2211 HIGHLAND AVE. SO. B'HAM, AL
ALABASTER, AL 35007	HIGHLAND BANK
STREET AND ADDRESS OF THE RESIDENCE OF T	2211 HIGHLAND AVE. S., P.O. BOX 55338 BIRMINGHAM, ALABAMA 35255-5338
MORTGAGOR	MORTGAGEE
"I" includes each mortgagor above.	"You" means the mortgagee, its successors and assigns.
EAL ESTATE MORTGAGE: For value received, i,CHARLES L	LECROY, A SINGLE MAN
asements, appurtenances, rents, leases and existing and future impro	ALABASTER
ROPERTY ADDRESS: TOJO PIERUKI FOX FARUES (Street)	(City) , Alabama 35007 (Zip Code)
EGAL DESCRIPTION:	
SEE ATTACHED EXHIBIT "A"	•
•	
	·V
	y .
located inSHELBY TLE: I covenant and warrant title to the property, except for	County, Alabama.
this mortgage and in any other document incorporated herein. S	bt and the performance of the covenants and agreements contained in Secured debt, as used in this mortgage, includes any amounts I owe you nortgage and all modifications, extensions and renewals thereof.
The secured debt is evidenced by (List all instruments and agree	ements secured by this mortgage and the dates thereof.):
HOME EQUITY LINE OF CREDIT DATED	AUGUST 14, 1990
TX Future Advances: All amounts owed under the at advanced. Future advances under the agreement a	bove agreement are secured even though not all amounts may yet be re contemplated and will be secured and will have priority to the same
extent as if made on the date this mortgage is exec	cuted.
though not all amounts may yet be advanced. Future advanced will have priority to the same extent as if made on the date.	All amounts owed under this agreement are secured ever vances under the agreement are contemplated and will be secured and steithis mortgage is executed.
The above obligation is due and payable onAUGUST	
The total unpaid balance secured by this mortgage at any one to ONE HUNDRED THIRTY THOUSAND AND 00/100	ime shall not exceed a maximum principal amount of:
plus interest, plus any disbursements made for the payment of	f taxes, special assessments, or insurance on the property, with interes
on such disbursements. XX Variable Rate: The interest rate on the obligation secured by	
~ − ············· ·	this mortgage may vary according to the terms of that obligation. Inder which the interest rate may vary is attached to this mortgage an
made a part hereof.	\Box
IDERS: Commercial	
IGNATURES: By signing below, I agree to the terms and covenants are hereby incorporated onto this side of this mortgage form) (contained in this mortgage (including those on the reverse side whice and in any riders described above signed by/me.
(Sea!)	(Marley 5. 50 Cuty (Sea
(Seal)	CHARLES L. PECROY (Sea
/ITNESSES:	
· · · · · · · · · · · · · · · · · · ·	
CKNOWLEDGMENT: STATE OF ALABAMA,	ON , County ss:
, ELLEN A. TIPTON , a N	Notary Public in and for said county and in said state, hereby certify the
CHARLES L. LECROY, A	····
	nveyance, and who <u>IS</u> known to me, acknowledged before me of the conveyance, <u>HAS</u> executed the same voluntarily on the day the
whose name(s) as	of the known to me acknowledged before me (
	nveyance and who known to me, acknowledged before me one conveyance, he, as such officer and with full authority
executed the same voluntarily for and as the act of Given under my hand this the14	
My commission expires: DECEMBER 16, 1992	G. D.D. Wichton
·	(Notery Public)
D 1985 BANKERS S CLOUD, MN 56301 FORM OCP-MTG-AL 5/14/8	ALABAM/







COVENANTS

- 1. Payments. I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any scheduled payment until the secured debt is paid in full.
- 2. Claims against Title. I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property against any claims which would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
- 3. Insurance. I will keep the property insured under terms acceptable to you at my expense and for your benefit. All insurance policies shall include a standard mortgage clause in favor of you. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
- 4. Property. I will keep the property in good condition and make all repairs reasonably necessary.
- 5. Expenses. I agree to pay all your expenses, including reasonable attorneys' fees if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorneys' fees include those awarded by an appellate court. I will pay these amounts to you as provided in Covenant 10 of this mortgage.
- 6. Default and Acceleration. If I fail to make any payment when due or break any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. This mortgage gives you the power of sale, which you may also invoke under the circumstances described in the previous sentence. If you invoke the power of sale, you will give notice of the sale by publication once a week for three successive weeks in some newspaper published in the county in which the property or any portion of it is located. This notice will give the time, place and terms of the sale, and a description of the property. After this notice is given, the property will be sold to the highest bidder at public auction at the front door of the County Courthouse of the county in which the notice of sale was published.
- 7. Assignment of Rents and Profits, I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
- 8. Waiver of Homestead. I nereby waive all right of homestead exemption in the property.
- 9. Leaseholds; Condominiums; Planned Unit Developments. I agree to 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, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
- 10. Authority of Mortgages to Perform for Mortgagor. If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.

Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect on the secured debt.

- 11. Inspection. You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.
 - 12. Condemnation. I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
 - 13. Walver, By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.
 - 14. Joint and Several Liability; Co-signers; Successors and Assigns Bound. All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt I do so only to mortgage my interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

15. Notice. Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on the front side of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

- 16. Transfer of the Property or a Beneficial Interest in the Mortgagor. If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
- 17. Release. When I have paid the secured debt in full and all underlying agreements have been terminated, this mortgage will become null and void and you will release this mortgage.

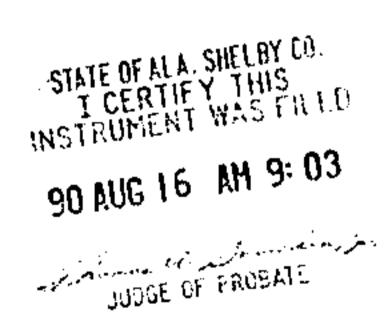
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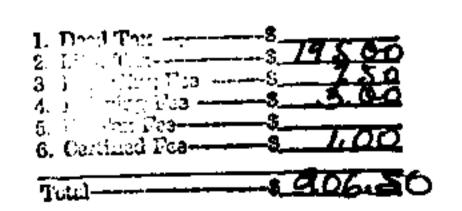
Exhibit "A"

A parcel of land located in Merry Fox Farms as recorded in Map Book 11, page 12, in the Office of Judge of Probate of Shelby County, Alabama, described as follows:

Begin at the NW corner of the NE 1/4 of NE 1/4 of Section 20. Township 21 South, Range 2 West, Shelby County, Alabama; thence run South along the West 1/4-1/4 line 443,76 feet to the point of beginning; thence turn left 87 deg. 11 min. 33 sec. and run Easterly 554.37 feet to the centerline of an unpaved public road; thence turn right 92 deg. 53 min. 22 sec. and run southerly along said centerline 27.51 feet; thence turn left Ol deg. 43 min. 41 sec. and run southerly along said centerline 163.98 feet; thence turn left 00 deg. 18 min. 53 sec. and run southerly along said centerline 256.13 feet; thence turn left 07 deg. 40 min. 35 sec. and run southerly along said centerline 231.94 feet; thence turn right 46 deg 25 min. 9 sec. and run southwest along said road 58.70 feet; thence turn right 47 deg. 36 min. 11 sec. and run West along said centerline 500.00 feet to a point on the West 1/4 1/4 line; thence turn right 90 deg. 00 min. 00 sec. and run North along West 1/4 1/4 line 748.43 feet to the point of beginning. LESS AND EXCEPT the easterly and the southerly 30 feet of said property which is reserved as a non-exclusive easement for ingress egress, and utilities.

LESS AND EXCEPT THAT part of the above described property which lies 30 feet on each side for unpaved road, said 60 feet being reserved as a non-exclusive easement for ingress, egress, and utilities.







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