

## MORTGAGE

[illegible]

IV. For the purpose of further securing the payment of the indebtedness, Mortgagor hereby warrants, covenants, and agrees with Mortgagee, its successors and assigns, as follows:

1. Payment of Taxes; Disclosure of Liens; Inferior Liens. Mortgagor shall pay all taxes, assessments, water rents and other governmental charges levied upon the premises, in a timely fashion. If Mortgagor defaults in the payment of Mortgagor's taxes and other charges, Mortgagee may, at its option, pay the taxes, and other charges, and such payments shall be a lien on the property and added to the amount of the Mortgagor's debt to Mortgagee secured by this Mortgage, and shall be immediately due and payable.

Mortgagor agrees to pay or satisfy all liens against the Property that may be superior to this Mortgage. However, Mortgagor does not have to satisfy a superior lien if:

(A) Mortgagor agrees, in writing, to pay the obligation which gave rise to the superior lien and Mortgagee approves the way in which Mortgagor agrees to pay that obligation;

(B) Mortgagor, in good faith, argues or defends against the superior lien in a lawsuit so that, during that lawsuit, the superior lien may not be enforced and no part of the Property may be given up; or

(C) Mortgagor obtains from the holder of such lien an agreement which subordinates, i.e., gives Mortgagee priority over, the competing lien.

Mortgagor agrees not to allow any creditor to place a lien on or receive any security interest in the Property securing Mortgagee's indebtedness described above, without first notifying Mortgagee. Failure to so notify will be an act of default, and Mortgagee may require Mortgagor to immediately pay all outstanding sums.

2. Insurance. Mortgagor agrees that Mortgagor will keep the Property insured against the loss or damage by fire and such other hazards as may be specified by Mortgagee, for the benefit of Mortgagee, and by insurers and in amounts approved by Mortgagee. Mortgagor also agrees to deliver such insurance policy or policies to Mortgagee, and have attached thereto loss payable clauses in favor of and in a form acceptable to Mortgagee. The fire insurance policy shall contain the usual extended coverage endorsement.

If Mortgagor fails to obtain such insurance, Mortgagee may, at its option, obtain such insurance, and the premium therefore shall be a lien on the Property and added to the amount of Mortgagee's obligations secured by this Mortgage and shall be immediately due and payable. In the case of a loss, any insurance proceeds payable to Mortgagor and/or Mortgagee are, to the extent of Mortgagor's interest, hereby assigned to Mortgagee. Mortgagee may use such proceeds to preserve and protect its rights under this Mortgage and the Note, or to secure repayment of the Note or to rebuild or restore the damaged buildings or improvements, as it deems best. Further, Mortgagee shall have the absolute right to settle and compromise all claims under any policies of insurance.

3. Mortgagor's Agreement to Maintain the Property; Lease Obligations; Agreements About Condominiums and Planned Unit Developments. Mortgagor agrees to keep the Property in good repair. Mortgagor will not destroy, damage or substantially change the Property, and Mortgagor will not allow the Property to deteriorate. If Mortgagor does not own but is a tenant on the Property, Mortgagor will fulfill all obligations under Mortgagor's lease.

If the Property is a unit in a condominium project or a planned unit development, Mortgagor will fulfill all of Mortgagor's obligations under the Declaration, By-Laws, Regulations and other documents that create or govern the condominium project or planned unit development. Also, Mortgagor will not divide the Property into smaller parts that may be owned separately, and Mortgagor will not consent to any of the following unless Mortgagor has first given Mortgagee notice and obtained Mortgagee's consent in writing:

(A) The abandonment or termination of the condominium project or planned unit development, unless, in the case of the condominium, the abandonment or termination is required by law;

(B) Any significant change to the Declaration, By-Laws or Regulations of the Owner's Association, Trust Agreement, Articles of Incorporation, or other documents that create or govern the condominium project or planned unit development, including, for example, a change in the percentage of ownership rights held by unit owners in the condominium project or in the common area or facilities of the planned unit development;

(C) A decision by the Owner's Association to terminate professional management and to begin self-management of the condominium project or planned unit development; and

(D) The transfer, release, creation of liens, partition or subdivision of all or part of the common areas and facilities of the planned unit development.

If a condominium or planned unit development rider is executed by Mortgagor 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.

4. Mortgagee's Right to Protect the Property. If;

(A) Mortgagor does not keep Mortgagor's promises and agreements made in this Mortgage, or  
(B) someone, including Mortgagor, begins a legal proceeding that may significantly affect Mortgagee's rights in the Property (such as, for example, a proceeding in bankruptcy, in probate for condemnation, or to enforce laws or regulations), then Mortgagee may do and pay for whatever is necessary to protect the value of the Property and Mortgagee's rights in the Property. Mortgagee's actions under this paragraph may include, for example, appearing in court, paying reasonable attorney's fees, and entering the Property to make repairs. Mortgagee may give Mortgagor notice before Mortgagee will take any of these actions.

Mortgagor must pay to Mortgagee any amounts, with interest, which Mortgagee spends under this paragraph. This Mortgage will protect Mortgagee in case Mortgagor does not keep the promise to pay those amounts with interest.

Mortgagor must pay all amounts due to Mortgagee when Mortgagee sends Mortgagor a notice requesting that Mortgagor do so. Mortgagor will also pay interest on those amounts at the same rate stated in the Note. However, if payment of interest at that rate would violate the law, Mortgagor will pay interest on the amounts spent by Mortgagee under this paragraph at the highest rate that the law allows. Interest on each amount will begin on the date that the amount is spent by Mortgagee. However, Mortgagor and Mortgagee may agree in writing to terms of payment that are different from those in this paragraph.

Any amounts Mortgagee disburses pursuant to this paragraph, with interest thereon, shall become additional indebtedness of Mortgagor secured by this Mortgage.

Although Mortgagee may take action under this paragraph, Mortgagee does not have to do so and any failure to act shall not be considered a waiver of any rights the Mortgagee has.

5. Condemnation. A taking of Property by any governmental authority by eminent domain is known as "condemnation." Upon such condemnation, Mortgagor hereby gives to Mortgagee the Mortgagor's right: (A) To proceeds of all awards or claims for damages resulting from condemnation or other governmental taking of the Property (or, if the Property includes a unit in a planned unit development, of the common areas and facilities of the planned unit development); and (B) To proceeds from a sale of the Property (or, if the Property includes a unit in a planned unit development, of the common areas and facilities of the planned unit development) that is made to avoid condemnation. All of those proceeds are to be paid to Mortgagee.

If all of the Property is taken, the proceeds will be used to reduce the amount that Mortgagor owes to Mortgagee under the Note and this Mortgage. If any of the proceeds remain after the amount that Mortgagor owes to Mortgagee has been paid in full, the remaining proceeds will be paid to Mortgagor. Unless Mortgagor and Mortgagee agree otherwise in writing, if only a part of the Property taken (or, if the Property includes a unit in a planned unit development, if all or part of the common areas and facilities of the planned unit development are taken), the amount that Mortgagor owes Mortgagee will only be reduced by the amount of proceeds, multiplied by the following amount:

- I. The total amount the Mortgagor owes to Mortgagee under the Note and this Mortgage immediately before the taking, and divided by
- II. The fair market value of the Property immediately before the taking. The remainder of the proceeds will be paid to Mortgagor. The use of proceeds to reduce the amount that Mortgagor owes Mortgagee will not be a prepayment that is subject to the prepayment charge provisions, if any, under the Note.

If Mortgagor abandons the Property, or if Mortgagor does not answer within thirty days a notice from Mortgagee stating that a governmental authority has offered to make a payment or to settle a claim for damages, then Mortgagor hereby grants Mortgagee the authority to collect the proceeds. Mortgagee may then use the proceeds to repair or restore the Property or to reduce the amount that Mortgagor owes to Mortgagee under the Note and this Mortgage. The thirty day period will begin on the date this notice is mailed, or if it is not mailed, on the date the notice is delivered. If any proceeds are used to reduce the amount of principal which Mortgagor owes Mortgagee under the Note, that use will not delay the due date or change the amount of any of Mortgagor's monthly payments under the Note. However, Mortgagor and Mortgagee may agree in writing to those delays or changes.

6. Our Right of Inspection. Mortgagee, and others authorized by Mortgagee, may enter and inspect the Property. Mortgagee must do so in a reasonable manner and at a reasonable time. However, before one of the inspections is made, Mortgagee must give Mortgagor reasonable notice stating a reasonable purpose for the inspection. That purpose must be related to Mortgagee's rights in the Property.

7. Continuation of Mortgagor's Obligations. Mortgagee may allow a person who takes over Mortgagor's rights and obligations to delay or to change the amount of the monthly payments due under Mortgagor's Note or under this Mortgage. Even if Mortgagee does this, however, both that person and Mortgagor will still be fully obligated under the Note and under this Mortgage unless the conditions stated in this Mortgage have been met.

Mortgagee may allow those delays or changes for a person who takes over Mortgagor's rights and obligations, even if Mortgagee is requested not to do so. Mortgagee will not be required to bring a lawsuit against such a person for not fulfilling obligations under the Note or under this Mortgage, even if Mortgagee is requested to do so.

8. Obligations of Mortgagor and Persons Taking Over Mortgagor's Rights or Obligations: Agreement Concerning Captions. Subject to the terms of this Mortgage, any person who takes over Mortgagor's rights or obligations under this Mortgage and the Note shall have all of Mortgagor's rights and will be obligated to keep all of Mortgagor's promises and agreements made in this Mortgage and the Note. Similarly, any person who takes over Mortgagee's rights or obligations under this Mortgage and the Note will have all of Mortgagee's rights and will be obligated to keep all of Mortgagee's agreements made in this Mortgage and the Note.

If more than one person signs this Mortgage as Mortgagor, all are fully obligated to keep all of Mortgagor's promises and obligations contained in this Mortgage. Mortgagee may enforce its rights under this Mortgage against Mortgagors individually or against all of Mortgagors together. This means that any one of the Mortgagors may be required to pay all amounts owed under the Note and under this Mortgage. However, if one Mortgagor does not sign the Note then:

- (A) That person is signing this Mortgage only to convey his or her rights in the Property to Mortgagee under the terms of this Mortgage;
- (B) He or she is not personally obligated to make payments or to act under the Note or under this Mortgage; and
- (C) He or she agrees that Mortgagee and any borrower under the Note may agree to extend, modify, forbear or make any other accommodations with regard to the terms of this Mortgage or the Note without his or her consent and without releasing the cosigner or modifying this Mortgage as to the cosigner's interest in the Property.

The captions and titles of this Mortgage are for convenience only. They may not be used to interpret or to define the terms of this Mortgage.

9. Continuation of Mortgagee's Rights. Even if Mortgagee does not exercise or enforce any of its rights under this Mortgage, the Note or under the law, Mortgagee will still have all of those rights and may exercise them and enforce them in the future. Even if Mortgagee obtains insurance, pays taxes, or pays other claims, charges or liens against the Property, Mortgagee will still have the right to demand that Mortgagor make immediate payment in full of the amount that Mortgagor owes Mortgagee under the Note and under this Mortgage.

10. Mortgagee's Rights of Enforcement. Each of Mortgagee's rights under this Mortgage and the Note is separate. Mortgagee may exercise and enforce one or more of these rights, as well as any of Mortgagee's other rights under the law, one at a time or all at once.

11. Agreement Concerning Notices. Unless the law requires otherwise, any notice that must be given to Mortgagor under this Mortgage will be given by delivering it or by mailing it addressed to Mortgagor at the address stated in Section 1 above. A notice will be delivered or mailed to Mortgagor at a different address if Mortgagor gives Mortgagee notice of Mortgagor's change of address. Any notice that must be given to Mortgagee under this Mortgage will be given by mailing such notice to Mortgagee's address stated above. A notice should be mailed to Mortgagee at a different address if Mortgagee gives Mortgagor notice of the different

address. A notice required by this Mortgage is given when it is mailed or when it is delivered according to the requirements of this paragraph.

12. Agreement is Enforceable. If any terms of this Mortgage or of the Note conflict with any provisions of law, all other terms of this Mortgage and of the Note will still remain in effect if they can be given effect without the conflicting term. This means that any terms of the Mortgage and of the Note which conflict with the law can be separated from the remaining terms, and the remaining terms will still be enforced.

13. Mortgagor's Copy of the Note and of this Mortgage. Mortgagor will be given a copy of the Note and of this Mortgage. Those copies must show that the original Note and Mortgage have been signed. Mortgagor will be given those copies either when Mortgagor signs the Note and this Mortgage or after this Mortgage has been recorded in the proper official records.

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

If Mortgagee exercises this option, Mortgagee shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than 10 days from the date the notice is delivered or mailed within which Mortgagor must pay all sums secured by this Mortgage. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage without further notice or demand on Mortgagor.

15. Mortgagee's Rights Upon Mortgagor's Default. If Mortgagor should breach any of Mortgagor's agreements contained in this Mortgage or the Note, Mortgagee may "accelerate" Mortgagor's obligations. This means that all debts Mortgagor owes to Mortgagee shall become immediately due and payable. In cases of default other than those described in paragraph 14 above, before Mortgagee may accelerate, Mortgagee will mail Mortgagor a notice which may contain all of the following:

- (A) How Mortgagor has breached this Mortgage or the terms of the Note;
- (B) What Mortgagor must do to correct (or "cure") the breach;
- (C) How long Mortgagor will have to cure the breach, which will be at least ten days from the date the notice is mailed; and
- (D) That Mortgagor's failure to cure the breach may result in the acceleration of Mortgagor's obligations and the sale by Mortgagee of the Property.

This notice also will tell Mortgagor that Mortgagor will have the right to "reinstate" (as defined below) after acceleration. Finally, the notice will tell Mortgagor of Mortgagor's right to show any defenses Mortgagor may have to acceleration and sale of the Property.

If Mortgagor does not cure the breach by the date stated in the notice, then Mortgagor will be in default, and Mortgagee may, at its option, declare all sums secured by this Mortgage immediately due and payable without further demand. Further, Mortgagee may sell the Property, or exercise any other legal right Mortgagee may have. After default, Mortgagee will be entitled to all costs it incurs in pursuing any rights it has, including, but not limited to, reasonable attorney's fees if Mortgagee refers the matter to an attorney who is not an employee of Mortgagee.

If Mortgagee decides to sell the Property, it will give Mortgagor a copy of the notice of sale. The notice will contain the time, place and terms of sale and will be published for three consecutive weeks in a paper published in the county where the Property is located. Mortgagor hereby grants to Mortgagee the power to sell the Property to the highest bidder (which may be Mortgagee, or its highest bidder) at a public auction at the front door of the county courthouse in the same county where the Property is located. Further, Mortgagor grants to Mortgagee, or its designated agent, the power to give a deed conveying the Property to the highest bidder. The proceeds from the sale will be applied first to the costs of the sale (which include, among other expenses, reasonable attorney's fees and title searches), then to the debt secured by this Mortgage, and finally to the person who is legally entitled to any remaining sums.

16. Remedies. If a Mortgagor is in default, Mortgagee has every remedy available at law. Mortgagee has the right to, among other things, demand repayment of the entire indebtedness, including all principal, interest and other charges. Further, Mortgagee can set-off this debt against any right of Mortgagor to payment of money from Mortgagee and make use of any remedy given to Mortgagee in any other remedy. The exercise of any right or remedy available to Mortgagee may be delayed without such delay being considered a waiver. Further, should Mortgagee not exercise any of its rights upon Mortgagor's default, Mortgagee has not waived its rights in the event of a later default.

17. Mortgagor's Right to Reinstate. Even if Mortgagee decides to accelerate and sell the Property, Mortgagor may have Mortgagee's foreclosure proceedings stopped under certain circumstances. In that case, Mortgagor must:

- (A) Pay all amounts which would be due under the Note and this Mortgage as if no acceleration had occurred;
- (B) Cure all breaches of this Mortgage;
- (C) Pay all expenses Mortgagee incurred in attempting to enforce its rights under this Mortgage; and
- (D) Take whatever steps Mortgagee may reasonably think are necessary to assure that this Mortgage, Mortgagee's interest in the Property, and Mortgagor's obligations will continue unimpaired. If Mortgagor pays all sums due and corrects all problems, then this Mortgage will continue in full force and effect as if no acceleration had occurred. Reinstatement must occur no later than three days prior to the date of the foreclosure sale.

18. Mortgagee's Right to Rental Payments and Possession. As additional protection for Mortgagee, Mortgagor hereby grants to Mortgagee all of Mortgagor's rights to any rental payments from the Property. However, until Mortgagee requires immediate payment in full, or until Mortgagor abandons the Property, Mortgagor has the right to collect and keep those rental payments as they become due. Mortgagor hereby agrees that Mortgagor has not given any of Mortgagor's rights to rental payments from the Property to anyone else, and Mortgagor will not do so without Mortgagee's consent in writing.

If Mortgagee requires immediate payment in full, or if Mortgagor abandons the Property, then Mortgagee, persons authorized by Mortgagee, or a receiver appointed by a court at Mortgagee's request may:

(A) Collect the rental payments, including overdue rental payments directly from the tenants;

(B) Enter on and take possession of the Property;

(C) Manage the Property; and

(D) Sign, cancel and change leases. Mortgagor agrees that if Mortgagee notifies the tenants that Mortgagee has the right to collect rental payments directly from them under this paragraph, then the tenants may make those rental payments to Mortgagee without having to ask whether Mortgagor has failed to keep Mortgagor's promises and agreements under this Mortgage.

If there is a judgment in favor of Mortgagee in a lawsuit for foreclosure and sale, Mortgagor will pay Mortgagee reasonable rent from the date the judgment is entered for as long as Mortgagor occupies the Property. The foregoing notwithstanding, Mortgagor does not have the right to be a tenant on the Property.

All rental payments collected by Mortgagee or by a receiver, other than the rent paid by Mortgagee under this paragraph, will be used first to pay the costs of collecting rental payments and of managing the Property. If any part of the rental payments remain after those costs have been paid in full, the remaining part will be used to reduce the amount Mortgagor owes to Mortgagee under the Note and under this Mortgage. The cost of managing the Property may include the receiver's fees, reasonable attorney's fees, and the cost of any necessary bonds. Mortgagee and the receiver will be obligated to account only for those rental payments that Mortgagee actually receives.

19. Agreements About Future Advances. Mortgagor may ask Mortgagee to make one or more future advances, or to extend or renew the Note. Any future advances, extensions or renewals and all debts, costs and fees associated with them, will be secured by this Mortgage. Neither Mortgagor nor Mortgagee will have to execute any additional agreements or mortgages to secure such additional advances unless requested by Mortgagee.

20. Discharge and Release. When Mortgagee has been paid all amounts due under Mortgagor's Note and under this Mortgage, Mortgagee will discharge this Mortgage by delivering a certificate or notation that this Mortgage has been satisfied. Mortgagor will not be required to pay Mortgagee for the discharge, but Mortgagor will pay all costs of recording the discharge in the proper official records.

21. Entire Agreement. This Mortgage constitutes the entire agreement between the parties as of the date of execution.

22. Submission to Jurisdiction. The Mortgagor irrevocably submits to the jurisdiction of each state or federal court sitting in Shelby County, Alabama (the "Courts") over any suit, action, or proceeding arising out of or relating to this Mortgage; and further, waives any objection that the Mortgagor may now or hereafter have based on improper venue, lack of jurisdiction, or inconvenience of forum, in any action brought in any of the Courts.

23. Waiver of Jury Trial. The Mortgagor, the Guarantor, the Mortgagee, or a beneficiary or successor, or any of them, do each hereby waive all rights to a trial by jury in any suit, action, or proceeding relating to any transaction, grievance, or claim under this Mortgage, including the Loan Documents. This waiver is knowingly, voluntarily and intentionally being entered into and is part of the consideration and inducement of the parties entering into this Mortgage and the making of the Note.

24. Maximum Credit Charges. Mortgagor has agreed, according to the terms set forth in the Note, to pay charges on credit extended to Mortgagor. If this credit is subject to law which sets a maximum charge, and this law is interpreted so that the interest or other credit charges which Mortgagee imposes exceeds permitted limits, then:

(A) Any such charge in violation of the law, as interpreted, will be reduced by whatever amount is necessary to bring the charge within permissible limits; and

(B) Any sums which Mortgagor has paid Mortgagee in excess of the legal limit will be refunded to Mortgagor. Such refund may be made by reducing the balance owed under the Note or by making a direct payment to Mortgagor.

25. Security Agreement. This Mortgage constitutes a security agreement under the Uniform Commercial Code and creates a security interest in the personal property included in the Property. The Mortgagor shall execute, deliver, file, and refile any financing statements or other security agreements that the Mortgagee may require from time to time to confirm the lien of this Mortgage with respect to that Property and shall pay all costs of filing. Without limiting the foregoing, the Mortgagor irrevocably appoints the Mortgagee attorney-in-fact for the Mortgagor to execute, deliver and file such instruments for and on behalf of the Mortgagor.

26. Compliance With Law and Regulations. The Mortgagor shall comply with all laws, ordinances, regulations, and orders of federal, state, municipal, and other governmental authorities that relate to the Property.

If checked, notwithstanding any other provision hereof, this Mortgage secures only the specific debt evidenced by the Note, all extensions and renewals thereof, the interest thereon, and advances hereafter made by Mortgagee for taxes, assessments, and insurance and to discharge encumbrances, and the interest on such advances.

By signing this Mortgage, Mortgagor(s) agree that Mortgagor(s) have read the foregoing and agree to all provisions set out in this Mortgage.

  
Jeffrey D. Boomhower (SEAL)

(SEAL)

State of Alabama  
County of Shelby

On this 28th day of January, 19 92, I the undersigned  
a Notary Public in and for said County in said State do hereby certify that Jeffrey D. Boomhower, a married man whose name(s) is/are signed to the foregoing conveyance, and who is/are 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, the 28th day of January, 19 92.



State of Alabama

County of \_\_\_\_\_

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that \_\_\_\_\_

whose name as \_\_\_\_\_ of \_\_\_\_\_  
a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and Official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

Notary Public

My Commission Expires: \_\_\_\_\_

This instrument prepared by:

William R. Justice  
P.O. Box 977  
Columbiana, Alabama 35051

ALL ALABAMA INSTRUMENTS  
I CERTIFY THIS  
INSTRUMENT WAS FILED

92 JAN 30 AM 11:45

JUDGE OF PROBATE

1. Deed Tax	\$	120.00
2. Mtg. Tax	\$	15.00
3. Recording Fee	\$	3.00
4. Indexing Fee	\$	1.00
5. No Tax Fee	\$	
6. Certified Fee	\$	
Total	\$	139.00