

THIS MORTGAGE IS BEING RERECORDED  
TO INCLUDE THE FIRST MORTGAGEE. ~~REAL ESTATE~~ MORTGAGE

4208302

5179

STATE OF ALABAMA, County of Jefferson

This Mortgage made and entered into on 08/11/92 by and between ROBERT J BOGAN  
IRIS A GIBSON AKA IRIS A BOGAN, Husband and Wife

AND

under hereinafter called the Mortgagors, and FIRST CAPITAL MORTGAGE CORPORATION, a corporation organized and  
existing under the Laws of the State of NEW YORK, hereinafter called "Corporation";

11/17/1992-27186  
08:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE HJS 10.00

WITNESSETH: WHEREAS, Mortgagors are justly indebted to Corporation in the sum of  
THIRTY SIX THOUSAND THREE HUNDRED NINETY SIX AND 00/100

Dollars \$ 36,396.00,

together with interest at the rate provided in the Note of even date herewith which is secured by this Mortgage.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of \$1.00 to the Mortgagors, cash in hand paid, the receipt of  
which is hereby acknowledged and for the purpose of securing the payment of the above-described Note and the payment and  
performance of all the covenants and agreements hereinafter stated, the Mortgagors do hereby grant, bargain, sell and convey unto  
Corporation that property situated in the County of SHELBY, State of Alabama, described as follows, to  
wit:

Lot 19, in Block 5, according to the survey of Southwind, Fourth Sector, as  
recorded in Map Book 7, Page 97, in the Office of the Judge of Probate of  
Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property, together with all and singular, the rights, privileges, tenements,  
appurtenances and improvements unto said Corporation, its successors and assigns forever. And Mortgagors do hereby warrant,  
covenant, and represent unto Corporation, its successors and assigns, that they are lawfully seized of the above described property in  
fee, have a good and lawful right to sell and convey said property, and shall forever defend the title to said property against the lawful  
claims and demands of all persons whomsoever, and that said real property is free

and clear from all encumbrances except

2B MORTGAGE TO MIDLAND MORTGAGE

1B Mortgagors warrant and covenant that all payments, conditions and provisions made and provided for in any prior encumbrances  
and/or other liens prior hereto, hereinafter collectively called "prior liens," shall be performed promptly when due, but if Mortgagors  
suffer or permit default under any prior lien, then such shall constitute a default hereunder and Corporation may, at its option and  
without notice, declare the indebtedness secured hereunder immediately due and payable, whether due according to its face or not, and  
commence proceedings for the sale of the above-described property in accordance with the provisions herein made. If default is  
suffered or permitted under any prior lien, then Corporation may cure such default by making such payments, or performing  
otherwise as the holder of the prior lien may permit, or Corporation may purchase or pay in full such prior lien, and all sums so  
expended by Corporation, shall be secured hereunder or under such prior lien instruments; provided however, such payment,  
performance and/or purchase of the prior lien by Corporation shall not for the purpose of this instrument be construed as satisfying  
the defaults of Mortgagors under said prior lien.

Included in this conveyance is (1) all heating, plumbing, air conditioning, lighting fixtures, doors, windows, screens, storm windows  
or shades, and other fixtures now attached to or used in connection with the property described above; (2) all rent, issues and  
profits under any lease now or hereafter existing on said premises and in the event of default hereunder, Corporation shall have the  
right to call upon any lessees of said property to make all future payments due Mortgagors directly to Corporation without including  
Mortgagor's name in said payment, and payment so made by the lessees to Corporation shall constitute payment to Mortgagors and  
Corporation shall have the right to receipt for such sums so paid which shall be as binding upon Mortgagors as if Mortgagors had  
signed the receipt themselves and the lessees are relieved of the necessity to see to the applications of any such payment.

Mortgagors promise to pay all taxes and assessments now or hereafter levied on the above-described property promptly when due.

Unless otherwise agreed herein, Mortgagors promise to procure, maintain, keep in force and pay for, insurance on all  
improvements now or hereafter erected on the above-described real estate, insuring same against loss or damage by fire, windstorm,  
and other casualties normally insured against, in such sums, with such insurers, and in an amount approved by the Corporation, as  
further security for the said mortgage debt, and said insurance policy or policies, with mortgage clause in favor of, and in form  
satisfactory to, the Corporation, and delivered to said Corporation, with all premiums thereon paid in full. If Mortgagors fail to  
provide insurance, they hereby authorize Corporation to insure or renew insurance on said property in a sum not exceeding the  
amount of Mortgagors' indebtedness for a period not exceeding the term of such indebtedness and to charge Mortgagors with the  
premium thereon, or to add such premium to Mortgagors' indebtedness. If Corporation elects to waive such insurance Mortgagors  
agree to be fully responsible for damage or loss resulting from any cause whatsoever. Mortgagors agree that any sums advanced or  
expended by Corporation for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be  
secured hereby. In the event of loss or damage to the property, it is agreed that the amount of loss or damage recoverable under said  
policy or policies of insurance shall be paid to the Corporation and Corporation is hereby empowered in the name of Mortgagors to  
give full acquittal for the amount paid and such amount shall be credited to the installments to become due on the Note in inverse  
order, that is, satisfying the final maturing installments first and if there be an excess, such excess shall be paid by Corporation to  
Mortgagors; but in the event such payments are not sufficient to satisfy in full the debt secured hereby, such payment shall not relieve  
the Mortgagors of making the regular monthly installments as same become due. Provided, however, insurance on improvements shall  
not be required unless the value thereof is \$300.00 or more and the amount financed, exclusive of insurance charges, is \$300.00 or  
more.

But this covenant is upon this condition: That if Mortgagors pay or cause to be paid to Corporation the Note above described, and  
shall keep and perform as required of Mortgagors hereunder, then this covenant shall be void.

But if Mortgagors fail to pay promptly when due any part of said Note, or fail to pay said taxes or fail to pay for and keep in force insurance as agreed or fail to promptly pay and keep current any prior lien, or fail to perform any other covenant hereof, or if all or part of the property is sold or transferred by Mortgagors without Corporation's prior written consent, then or in any of these events, Corporation is hereby authorized to declare the entire indebtedness secured hereunder, immediately due and payable without notice or demand, and take possession of the property above described (or without taking such possession), and after giving three (3) weeks' notice of the time, place and terms of sale by advertisement once a week successively in some newspaper published in the county wherein the land lies, may sell the same at public auction to the highest bidder for cash in front of the court house door of said county, and may execute title to the purchaser or purchasers and devote the proceeds of said sale to the payment of the indebtedness secured, and if there be proceeds remaining after satisfying in full said debt, same shall be paid to Mortgagors or their order.

In the event of a sale under the power conferred by this Mortgage, Corporation shall have the right and it is hereby authorized to purchase said property at such sale. In the event the above-described property is sold under this Mortgage, the auctioneer making such sale or the Probate Judge of said County and State wherein the land lies, is hereby empowered and directed to make and execute a deed to the purchasers of same and the Mortgagors herein covenant and warrant the title so made against the lawful claims and demands of all persons whomsoever.

In the event any prior lien is foreclosed and such foreclosure proceedings bring an amount sufficient to pay in full said prior lien and there remains an excess sum payable to Mortgagors, then Mortgagors do hereby assign their interest in and to said fund to Corporation, and the holder of said excess fund is hereby authorized and directed to pay same directly over to Corporation without including the name of Mortgagors in said payment, and a receipt by Corporation shall be as binding on Mortgagors as if Mortgagors had signed same themselves, and Mortgagors further relieve the party paying said sum to Corporation, of the necessity of seeing to the application of said payment.

In the event of sale of the property above described under and by virtue of this instrument, Mortgagors and all persons holding under them shall be and become the tenants at will of the purchaser of the property hereunder, from and after the execution and delivery of a deed to such purchaser, with said tenants to be terminated at the option of said purchaser without notice, and Mortgagors and all persons holding under or through Mortgagors removed by proper court proceedings.

In the event the premises or any part thereof are taken under the power of eminent domain, the entire award shall be paid to Corporation and credited to the installments to become due on said loan agreement in inverse order, that is, satisfying the final maturing installments first, and the Corporation is hereby empowered in the name of the Mortgagors, or their assigns, to receive and give acquittance for any such award or judgment whether it be joint or several.

It is specifically agreed that time is of the essence of this contract and that no delay in enforcing any obligation hereunder or of the obligations secured hereby shall at any time hereafter be held to be a waiver of the terms hereof or of any of the instruments secured hereby.

If less than two join in the execution hereof as Mortgagors, or may be of the feminine sex, the pronouns and related words herein shall be read as if written in singular or feminine respectively.

The covenants herein contained shall bind, and the benefits and advantages inure to, the respective heirs, successors and assigns of the parties named.

IN WITNESS WHEREOF, the said Mortgagors have hereunto set their hands and seals this the day and date first above written.

X Robert J. Bogan  
ROBERT J. BOGAN  
X Iris A. Gibson Bogan  
IRIS A. GIBSON AKA IRIS A. BOGAN  
Iris A. Gibson

STATE OF ALABAMA }  
County of JEFFERSON

I, the undersigned authority, a Notary Public in and for said County and State aforesaid, hereby certify that

Robert J. Bogan and Iris A. Gibson a/k/a Iris A. Bogan, Husband and Wife

whose name s are 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 date the same bears.

Given under my hand and official seal this 11th day of September, 1992

My commission expires 11-17-92 2-5-95 Margaret McShee  
Notary Public

STATE OF ALABAMA  
County of \_\_\_\_\_

Office of the Judge of Probate

I hereby certify that the within mortgage was filed in this office for record on the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded in Volume \_\_\_\_\_ of Mortgages, at \_\_\_\_\_ examined.

Inst # 1992-20586

Judge of Probate

PREPARED BY:  
STEWART & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 650  
BIRMINGHAM, AL 35243  
AL200001J

09/20/1992-20586  
11:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MJS 63.60

Inst # 1992-27186

11/17/1992-27186  
08:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MJS 618743B

Inst # 1992-27186