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see release deed book 320 page 151 book 797
251

62-49

9053

MORTGAGE

Alabama, Shelby County,

For and in consideration of One Dollar

Dollars

to the undersigned Mortgagor, Glyn L. Runnels and Mattie E. Runnels

paid by the Mortgagee hereinafter named, the undersigned hereby gives, grants, sells, aliens, conveys and mortgages unto Public Finance Corporation of Birmingham #1

(herein termed "Mortgagee"), its successors and assigns, the following property now in possession of, and the title to which is in the undersigned, and given to better secure the payment of a certain promissory note given by Mortgagor to Mortgagee in the amount of Seven hundred ninety-two dollars & 00/100

payable in installments as therein provided, and dated February 7, 1968

1968; said property is described as follows, to wit:

Lots 7 and 8 in Block 76 and they North 20 Feet of lot 6 in Block 76, according to Dunstan's Map and Survey of the Town of Calera, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1968 FEB - 9 AM 10:20
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Dane M. Hester
JUDGE OF PROBATE

All right of homestead and exemption under the laws of this state, or the United States, is waived in favor of the below mentioned debts, for Mortgagor and family. This is to be void whenever the makers of the note or notes, or any renewal or extension thereof, or any other indebtedness of Mortgagor to Mortgagee due or to become due, in existence now or hereafter made by the undersigned payable to the Mortgagee, shall be paid off and discharged with the expenses of collection, and if same is placed in the hands of an attorney for collection, then and in that event Mortgagor hereby agrees to pay a amount of ten per cent (10%) of the indebtedness to Mortgagee's attorney as a reasonable attorney fee.

The undersigned Mortgagor further agrees to pay all taxes, levies and assessments when due, and failing so to do agree that Mortgagee may pay the same and include the amounts so paid in the indebtedness secured hereby with interest at the rate of eight per cent (8%) per annum. Mortgagor will keep the property insured in an insurance company acceptable to Mortgagee in an amount equal to the indebtedness, and furnish Mortgagee with loss payable clause in favor of Mortgagee as its interest may appear.

Mortgagor covenants and agrees that time is of the essence of this contract, and that if he shall fail to perform any covenant or agreement of this contract or the note, renewal or extension secured hereby, the entire indebtedness shall become immediately due and payable, without notice, at Mortgagee's option, and Mortgagee may enter upon the property and sell the same at auction at the usual place for conducting such sales in the County where situated to the highest bidder, first giving four (4) weeks' notice of the time, terms and place of sale by advertisement once each week in a newspaper published in said county or as provided by law, all other notice being waived by Mortgagor, and said Mortgagee may bid said property in at the sale.

Words used herein in the singular include the plural, and masculine includes feminine and neuter, and vice versa.

Executed this 7th day of February, 1968.

Witness:

C. W. B. [Signature]

Glyn L. Runnels
Mattie E. Runnels

STATE OF ALABAMA)
) SS.
COUNTY OF Jefferson)

I, Elton G. Crumpton, a Notary Public in and for
said County, certify that Glyn L. Runnels

to me personally known, appeared before me and acknowledged signing, sealing and delivering the fore-
going instrument for the purposes therein stated.

And Mattie E. Runnels
being duly examined by me, separate and apart from her said husband, did declare that she signed, sealed
and delivered the said instrument freely and voluntarily and without compulsion by her husband, with in-
tention to renounce and convey all dower or other right, title and interest in the property thereby conveyed,
for the purposes therein stated.

Dated this 7th day of February, 1968.

[Signature]
Notary Public

Public Female
2026 3rd Ave. N. PAGE 797-A
2026 3rd Ave. N. PAGE 797-A
MORTGAGE 35203
BOOK 320 PAGE 152
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Corrected - Re-recorded
1971 DEC - 6 AM 7:50

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Corrected - Re-recorded
JUDGE OF PROBATE
\$ Due _____, 19____
STATE OF _____ } ss. County
Received for record on the _____ day of _____, 19____
at _____ o'clock _____ M., and duly recorded in
Record _____ at page _____
By _____ Probate Judge
Fee \$ _____
RECORDING FEE
Amount of Indebtedness, \$ _____
Fees \$ _____ No. _____
Paid this _____ day of _____, 19____
By _____ Probate Judge
County, _____