

259  
REAL ESTATE MORTGAGE DEED

NAMES AND ADDRESSES OF ALL MORTGAGORS Naron Lee Salter 125 Commerce Street Montevallo, AL 35115			MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 1633B Montgomery Hwy., Suite 2 P. O. Box 20129 Hoover, AL 35216		
LOAN NUMBER 17203	DATE 10-3-80	Date Finance Charge Begins To Accrue If Other Than Date of Transaction 10-8-80	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 8th	DATE FIRST PAYMENT DUE 11-3-80
AMOUNT OF FIRST PAYMENT \$ 172.00	AMOUNT OF OTHER PAYMENTS \$ 172.00	DATE FINAL PAYMENT DUE 10-8-88	Final Payment Equal In Any Case To Unpaid Amount Financed and Finance Charge	TOTAL OF PAYMENTS \$ 16512.00	AMOUNT FINANCED \$ 8720.69

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$25,000.00

The words "I," "me" and "my" refer to all borrowers indebted on the note secured by this Mortgage Deed.

The words "you" and "your" refer to lender.

To secure payment of a Note I signed today promising to pay you the above Amount Financed together with a Finance Charge thereon and to secure all other and future advances which you make to me, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and conveys to you, with power of sale, the real estate described below, and all present and future improvements on the real estate, which is located

in Alabama, County of Shelby ; to-wit:

SEE ATTACHED EXHIBIT "A"

I agree to pay my Note according to its terms and if I do, then this mortgage deed will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate as they become due and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or any other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as the other obligations secured by this mortgage deed.

If I default in paying any part of any instalment or if I default in any other way, all my obligations to you will become due, if you desire, without your advising me. You may take possession of the real estate and you may sell it for cash in the manner you consider best to the highest bidder at public sale in front of the Courthouse door in the county in which the real estate is located. First, however, you must give me 21 days' notice by publishing once a week for three consecutive weeks the time, place and terms of sale in any newspaper published in the county where the real estate is located. The proceeds of the sale, less a reasonable outside attorney's fee which you incur not to exceed 15% of the amount I owe you if the Amount Financed of the note in default exceeds \$300, will be credited to my unpaid balance. If any money is left over after you enforce this mortgage deed and deduct your attorney's fees, it will be paid to me, but if any money is still owing, I agree to pay you the balance. You, your agents or assigns may bid at the sale and purchase the real estate if you are the highest bidder.

Each of the undersigned waives all marital rights, homestead exemption any other exemptions relating to the above real estate.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

In Witness Whereof, (I, we) have hereunto set (my, our) hand(s) this 3rd day of October, 19 80

Naron Lee Salter (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, T. MARK NORTON, a Notary Public in and for said County in said State, hereby certify that NARON LEE SALTER, whose name(s) (is-are) signed to the foregoing conveyance, and who (is-are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he-she-they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of OCTOBER, 19 80

T. Mark Norton Notary Public

This instrument was prepared by CIT Financial Services, Inc. My Commission Expires 11-25-81  
R. A. Moseley, Jr.  
Manager



82-2114 (9-79) ALABAMA - CLOSED - END

ORIGINAL

CIT FINANCIAL SERVICES  
1598 Montgomery Highway  
Hoover, Alabama 35216



1633 B Montgomery Highway, Suite 2, Hoover, Alabama 35216 Phone: (205) 823-3200

REAL ESTATE MORTGAGE DEED  
EXHIBIT "A"

Name of Mortgagor  
Naron Lee Salter  
125 Commerce Street  
Montevallo, AL 35115

Name of Mortgagee  
CIT Financial Services, Inc.  
1633B Montgomery Hwy., Suite 2  
P. O. Box 20129  
Hoover, AL 35216

A part of Block 8 according to S. D. Brown Survey of Montevallo, Alabama described as beginning at the point of intersection of the Southeast line of Commerce Street with Northeast line of Dauphin Street and run in an Easterly direction along Southeast line of Commerce Street a distance of 112 feet, thence South-easterly and parallel with Dauphin Street a distance of 203 feet, thence Southwesterly and parallel with Commerce Street a distance of 112 feet to Dauphin Street, thence Northwesterly along Dauphin Street a distance of 203 feet to point of beginning.

This document was prepared by R. A. Moseley, Jr., Branch Manager of CIT Financial Services, Inc. of the above stated address.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1980 OCT -6 PM 12:02

*Thomas R. Shoultz, Jr.*  
JUDGE OF PROBATE

*Mtg. tax - 13.20*  
*Rec. 300*  
*Exp. 100*  
*17.20*

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