

(Name).....DOUGLAS L. KEY, ATTORNEY AT LAW
 2100 11th Avenue North
 (Address).....B'ham, AL 35234

19801231000147910 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 12/31/1980 12:00:00AM FILED/CERT

MORTGAGE- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

J. Foster Clark and wife, Elizabeth C. Clark

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to
 APCO EMPLOYEES CREDIT UNION

(hereinafter called "Mortgagee", whether one or more), in the sum
 of Twenty Four Thousand and no/100----- Dollars
 (\$24,000.00), evidenced by one promissory installment note bearing even date
 herewith with interest at the rate of 13.8 percent per annum from date
 and payable in one hundred forty-four (144) monthly installments of \$341.90
 each, the first installment shall be due and payable on January 23, 1981,
 after date hereof, and one such remaining installment shall be due on the
 same day of month thereafter until the entire indebtedness evidenced
 hereby shall have been fully paid.

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt
 payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors,

J. Foster Clark and wife, Elizabeth C. Clark

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described
 real estate, situated in Shelby County, State of Alabama, to-wit:

A part of the Southwest ¼ of the Northeast ¼ of Section 13, Township
 18 South, Range 1 West, Shelby County, Alabama, being more particularly
 described as follows: Commence at the Southwest corner of the Southwest
 ¼ of the Northeast ¼ of Section 13, Township 18 South, Range 1 West;
 thence run East and along the South line of said ¼-¼ section 300.54
 feet to the point of beginning of the property described herein; thence
 continue along the last named course; and along said South line 300.0
 feet; thence turn left 90 deg. 00' and run North 300.00 feet; thence
 turn left 90 deg. 00' and run West 300.00 feet; thence turn left 90
 deg. 00' and run South 300.0 feet to the point of beginning. Situated
 in Shelby County, Alabama.

This mortgage is second and subordinate to that certain first mortgage
 in favor of Johnson & Associates Mortgage, recorded in Volume 398,
 page 552, in the Probate Office of Shelby County, Alabama, and corrected
 by Volume 398, page 799, and transferred to Federal National Mortgage
 Association by Volume 33, page 782, and transfer corrected by Vol. 33,
 page 907, in said Probate Office.

NON ASSUMPTION AND TRANSFER CLAUSE: If all or any part of the property
 or an interest therein is sold or transferred by Borrower(s) without Lender's
 prior written consent, Lender may, at Lender's option, declare all the sums
 secured by this mortgage to be immediately due and payable and subject to
 any remedies as outlined herein.

NO TAX COLLECTED

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall at once become due and payable, and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one days' notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale: First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other incumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned J. Foster Clark and wife, Elizabeth C. Clark have hereunto set their signature S and seal, this 23rd day of December, 1980.

Rec. 3.00
Incl. 1.00
4.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 DEC 31 AM 11:03

J. Foster Clark (SEAL)
J. FOSTER CLARK (SEAL)
Elizabeth C. Clark (SEAL)
ELIZABETH C. CLARK (SEAL)

BOOK 408 PAGE 304
THE STATE of ALABAMA
JEFFERSON

Thomas A. Davidson, Jr.
JUDGE OF PROBATE
COUNTY

NO TAX COLLECTED

I, the undersigned, a Notary Public in and for said County, in said Stat., hereby certify that J. Foster Clark and wife, Elizabeth C. Clark

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 1980

THE STATE of ALABAMA
COUNTY } MY COMMISSION EXPIRES JULY 29, 1984

I, a Notary Public in and for said County, in said State, hereby certify that

whose name as of a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, 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 the day of, 19

Notary Public

DOUGLAS KEY, ATTORNEY
2100 - 11TH AVENUE NORTH
BIRMINGHAM, AL 35234

MORTGAGE DEED

TAX COLLECTED

This form furnished by

LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

Return to:

TO