

(Name) Showcase Mobile Homes, Inc.

(Address) P.O. Box 716, Pelham, Alabama 35124

19810612000064810 Pg 1/2 00  
Shelby Cnty Judge of Probate, AL  
06/12/1981 00:00:00 FILED/CERTIFIED

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,  
Ronnie McLain and Karen McLain (Ronald B. McLain)(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Showcase Mobile Homes, Inc.  
of Pelham, Alabama

(hereinafter called "Mortgagee", whether one or more), in the sum  
of Forty Five Thousand One Hundred Seventy one and 00/10 0 Dollars  
(\$ 45,171.00 ), evidenced by A Certain Sales Contract, Note and Security agreement  
of even date herewith, payable to the order of the Mortgagee, in the total  
of payments of Forty Five Thousand One Hundred Seventy one and 00/100 --  
including principal and interest payable in 180 equal installments of  
\$250.95 beginning July 1, 1981 as incorporated in and evidenced by that  
certain Security agreement.

Whereas, the said Mortgagor is desirous of securing prompt payment of  
said note and the monthly payments hereinafter provided for, and for any  
additional indebtedness accruing to the Mortgagee on account of any  
future payments, advances or expenditures made by the Mortgagee as  
hereinafter provided.

NOW THEREFORE, in consideration of the premises, said Mortgagors, Ronald B. and Karen McLain

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:

The E $\frac{1}{2}$  of the E $\frac{1}{2}$  of the following described property:

A part of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 29, Township 19 South, Range 1  
East, described as follows: Commencing at the NE Corner of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of  
Section 29, and run Southwest on West side of Pumpkin Swamp Road 602  
feet or to Alabama Power Company's service pole for point of beginning;  
Thence West 525Ft, more or less, to center line of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 29  
thence North along center line 155 ft; thence East to Point on West Side  
of said public road, thence Southwest along said road to point of beginning  
EXCEPTING highway right of way.

Subject to an easement for ingress and egress from Pumpkin Swamp Road to  
the above described property over the existing driveway located along the  
South line of the E $\frac{1}{2}$  of the above described property.

PIGGY BANK MOBILE HOMES, INC.  
P.O. BOX 5297  
TUSCALOOSA, ALA 35401

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

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See Release Mies BR 5297 984 (10-5-83)



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 Mortgagee 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

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have hereunto set their signature S and seal, this 9 day of June, 1981

+ Ronald B. McLain (SEAL)  
+ Karen McLain (SEAL)  
(SEAL)  
(SEAL)

THE STATE of Alabama  
Shelby COUNTY

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Shelby Cnty Judge of Probate, AL  
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I, Hazel S. Smallwood  
herby certify that Ronald B. and Karen McLain

, a Notary Public in and for said County, in said State,

whose name S 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 9 day of June, 1981  
Hazel S. Smallwood Notary Public.

THE STATE of Alabama  
Shelby COUNTY

MY COMMISSION EXPIRES  
JUNE 7, 1983

I, Hazel S. Smallwood  
herby certify that W. Thomas Deas

, a Notary Public in and for said County, in said State,

whose name as President of Showcase Mobile Homes, Inc.  
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 9 day of June, 1981  
Hazel S. Smallwood Notary Public  
MY COMMISSION EXPIRES  
JUNE 7, 1983

Return to:

TO

MORTGAGE DEED

1981 JUN 12 AM 8:45

mtg. 67.80  
Rec. 3.00  
Ins. 1.00  
71.80

THIS FORM FROM  
Lawyers Title Insurance Corporation  
Title Guaranty Division  
TITLE INSURANCE ABSTRACTS  
Birmingham, Alabama