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CONSUMER LOAN MORTGAGE

19811029000115170 Pg 1/2 .00 Shelby Cnty Judge of Probate, AL 10/29/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA HOUSTON COUNTY

know all Men by These Presents:, That We, <u>Donald W. Bradberry</u>, a divolved man (hereinafter called Mortgagor) being indebted to UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the State of Alabama, whose address is 444 North Oates Street, Dothan, Alabama (hereinafter called Mortgagee) in the principal sum of <u>Ten thousand and no/100 (\$10,000.00)</u>

Dollars, as evidenced by a Note of even date herewith signed by the Mortgagor, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>October 29</u>, 1991, said Note containing renegotiable interest rate provisions, with interest rate adjustments on <u>October 29</u>, 1984, and every <u>3</u> years thereafter; and for the purpose of securing the payment thereof, the Mortgagor hereby grants and conveys to said Mortgagee, its successors and assigns, the following described property located in <u>Shelby</u>

County, Alabama, to-wit:

A part of the NE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, and being more particularly described as follows: Commence at the Southwest corner of said 40 acre tract; thence run East along 40 line a distance of 357 feet to a point on the 40 line; thence run due North 114 feet to the point of beginning; thence continue North a distance of 260 feet to a point of the South side of county road #36 and on the South right-of-way line; thence East along the South right-of-way line a distance of 217.77 feet to a point; thence South and parallel with the West line a distance of 125 feet; thence run 25 degrees West of South a distance of 157 feet; thence West and parallel to 40 line a distance of 151 feet to the point of beginning. Containing 1 1/4 acres, more or less. Situated in Shelby County, Alabama.

HOLD THE SAME, together with all improvements located thereon, to the Mortgagee, its successors, and assigns, forever; to be void, however if said indebtedness to be paid at maturity. But in case of failure to pay the same when due, or of the Mortgagor should at anytime prior thereto, without the consent of said Mortgagee abandon, sell, destroy or otherwise dispose of any of said property, the Mortgagor hereby authorizes and, empowers the Mortgagee, its agent, attorney or assigns; to take possession of said property and to sell it at public outcry to the highest bidder for cash, at the front door of the Courthouse of shelly Alabama, after advertising the same by publication of the notice of sale once a weak for three consecutive weeks in a newspaper published in the county in which the property is located. The proceeds of the said sale to be applied, First to the payment of expenses of seizing and selling said property, probating and recording and attorney's fees for foreclosing this mortgage; and Second, to the payment of said Mortgagee or its assignee, to bid for and become a purchaser, of said property in case of a sale, and the Mortgagor does hereby empower the said Mortgagee, its agent, attorney, or assignee, or auctioneer making the sale, to execute to the purchaser of said sale a deed to the property so puchased and thereby conveying full title thereto. And the Mortgagor affirms that the Mortgagor is the lawful owner of said property, and that there is no encumbrance or lien thereon loan ball or written, in favor of any person, except ,

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The undersigned waives all right of exemption as to real or personal property under the laws of Alabama as to any of the items secured or that may be secured by the terms of this instrument, and agrees to pay a reasonable attorney's fee to the Mortgagee, should the Mortgagee employ an attorney to collect the same. The Mortgagor waives the benefit of any statute regulating the obtaining of a deficiency judgment, or requiring that the value of the property conveyed hereby be set off against any part of the debt secured hereby.

For the purpose of this Mortgage, the interest rate applicable to the indebtedness, as evidenced by a promissory note of even date herewith signed by the Mortgagor and for which this Mortgage is given as security for the payment thereof, is subject to adjustment at the end of each loan term. The Mortgagee is not required to bargain with the Mortgagor as to the interest rate

for any renewal of the !oan.

It is expressly understood and agreed that all other indebtedness of the Mortgagor owed to the Mortgagee, whether now owing or hereafter contracted,

shall also be secured by this Mortgagee.

ASSUMPTION...If all or any part of the Property or any interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, -Mortgagee may, at Mortgagee's option declare all sums secured by this Mortgage to be immediately due and payable.

As used herein, the singular shall include the plural and the plural the singular shall include the plural and singular; the use of any gender shall include all genders; and the word "Mortgagor" shall conclusively be taken and considered to be applicable to each

and every party executing this instrument, separately and severally,

IN WITNESS WHEREOF, we have hereunto set my hand(s) and seal(s) on this 23rd day of October day of 1981 WITNESS:

| ideal in it to totatatain a time. | x Donald W Brockbury (SEAL) |
|-----------------------------------|-----------------------------|
| Dannie Wyst | Donald W. Bradberry (SEAL) |
| | (SEAL) |
| | (SEAL) |
| | |

STATE OF ALABAMA

HOUSTON COUNTY

1,3 the undersigned authority, in and for said County in said State, hereby certify that Donald W. Bradberry, a divorced man whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

official seal, this

A.D., 19g1

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SILIE OF ALA. SHELIST LUNOTARY PUBLIC I CERTIFY THIS

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JUDGE OF PROBATE