

INSTRUMENT PREPARED BY: *597*
NAME: Kathy I. Rawls for:
Service Corporation of Alabama
ADDRESS: 212 North 21st Street
Birmingham, Alabama 35203
MORTGAGE - Birmingham, Alabama

19811117000123120 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
11/17/1981 00:00:00 FILED/CERTIFIED

State of Alabama

JEFFERSON COUNTY

Know All Men By These Presents, that whereas the undersigned GREGG RUSHTON and wife,
KAREN B. RUSHTON

justly indebted to SERVICE CORPORATION OF ALABAMA

in the sum of **TWENTY THREE THOUSAND TWO HUNDRED SEVENTY SEVEN & 60/100***DOLLARS
(\$23,277.60)

evidenced one promissory note of even date herewith, payable in monthly install-
ments of **THREE HUNDRED EIGHTY SEVEN & 96/100****DOLLARS (\$387.96) due on the
10th day of each month beginning December 10, 1981
and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when

the same falls due,

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at
maturity, the undersigned, GREGG RUSHTON and wife, KAREN B. RUSHTON

do, or does, hereby grant, bargain, sell and convey unto the said SERVICE CORPORATION OF ALABAMA
(hereinafter called Mortgagee) the following described real property situated in

SHELBY County, Alabama, to-wit:

From the NW corner of the SE 1/4 - NE 1/4 of section six, T24N - R 15E, Run
south along the west boundary of said SE 1/4 - NE 1/4 a distance of 345.4 f
thence turn 71 degrees 5 minutes left and run 421.59 feet to the point of
beginning of herein described parcel of land; thence continue along afore
mentioned course a distance of 270.0 feet; thence turn 126 degrees 19 minut
left and run 168.01 feet; thence turn 53 degrees 41 minutes left and run
270.0 feet; thence turn 126 degrees 19 minutes left and run 168.01 feet
to the point of beginning of herein described parcel of land containing 1.0
acres; as recorded in Book 329 page 435 in the Probate Office of Shelby
County, Alabama.

Amount Financed - \$15,000.00
Finance Charge - 8,277.60
TOTAL - \$23,277.60

Said property is warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing
the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises,
and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said
indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning
and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said
Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, the policy, if
collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, as-
sessments or insurance, shall become a debt to said Mortgagee, additional to the debt hereby specially secured, and shall be covered
by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amounts Mort-
gagee, may have expended for taxes, assessments and insurance, and the 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 should said indebtedness hereby secured, or any
part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee in said property become in-
dangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, or if any
statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form
and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on
which such statement is based, 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 Mort-
gagee 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, in some newspaper
published in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court
House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 be necessary then to expended 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 remainder, if any, to be turned over to the said Mortgagor; and the undersigned, further agree that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefor, as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchaser thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereto secured.

It is expressly understood that the word "Mortgagee" wherever used in this mortgage refers to the person, or to the persons, or to the corporation named as grantee or grantees in the granting clause herein.

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee, if a corporation.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
November 1881

IN WITNESS WHEREOF, we have hereunto set our hand and seal
on this the 4th day of November 1981

WITNESSES:

Gregg Rushton (Seal)

Karen B. Rushton (Seal)
Karen B. Rushton

Karen B. Nelson (Seal)

..... (Seal)

Mtg TAX 22.50
 Rec 3.00
 Fund 1.00
 26.50

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 RETURN WAS FILED
 1981 NOV 17 AM 9:30

STATE OF ALABAMA

General Acknowledgement

JEFFERSON

County

I, the undersigned,

_____, a Notary Public in and for said County in Said State.

hereby certify that Gregg Rushton and wife, Karen B. Rushton

whereof 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 4th day of November 19 81.

5-6-85

Notary Public.

STATE OF
COUNTY OF

Corporate Acknowledgement

a Notary Public in and for said County, in

1,
said State, hereby certify that
whose name as _____ President 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 the 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

OT

MORTGAGE

Steel Ice Corporation of Alabama
212 North 21st Street
Birmingham, Alabama 35203