## MERCHANTS & PLANTERS BANK

P. O. Box 250, Montevallo, Alabama 35115

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS: That this mortgage made and entered into on the day the same bears date by and between Gregory B. Pendleton and wife, Karen N. Pendleton (hereinafter called "Mortgagors," whether one or more) and MERCHANTS & PLANTERS BANK, Montevallo, Alabama, a corporation (hereinafter called "Mortgagee"), WITNESSETH:

Whereas, Mortgagors are justly indebted to Mortgages in the sum of Eleven Thousand Eight Hundred and No/100

(S 11,800.00 ), evidenced by promissory note bearing even date with this instrument, and due and payable in accordance with the terms of said note; and,

Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof, as well as any extensions or renewals of said indebtedness or any part or portion thereof; and,

Whereas, Mortgagors may be or hereafter become further indebted to Mortgagee as may be evidenced by promissory note or notes or otherwise, and it is the intent of the parties hereto that this mortgage shall secure any and all indebtednesses of Mortgagors to Mortgagee, whether now existing or hereafter arising, due or to become due, absolute or contingent, liquidated or unliquidated, direct or indirect, and this mortgage is to secure not only the indebtedness evidenced by the note hereinabove specifically referred to, but any and all other debts, obligations or liabilities of Mortgagors to Mortgagee, now existing or hereafter arising, and any and all extensions or renewals of same, or any part thereof, whether evidenced by note, open account, endorsement, guaranty, pledge or otherwise.

NOW, THEREFORE, in consideration of the premises, said Mortgagors, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, together with all improvements thereon and appurtenances thereto, situated in County, State of Alabama, to wit:

Lots 1, 2, 3, 4, 5, and 6, Block 13 according to Brown's Survey of a part of the Town of Montevallo, consisting of 2.125 acres. Said property is on Montgomery Street, Montevallo, Alabama, and is one block off Highway #25.

\$11,800.00 of the proceeds of this loan have been applied on the purchase proce of the property described herein conveyed to mortgagor simultaneously herewith.

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MERCHANTS & PLANTERS BANK

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P. O. Box 250

Montevallo, Alabama 35115

Said real estate is warranted free from all encumbrances and Mortgagors warrant the same against any adverse claims, except as stated above.

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Upon condition, however, that if the said Mortgagors pay said promissory note and any renewals or extensions thereof, and pay all other indebtedness or indebtednesses secured by this mortgage, as hereinabove generally referred to, and if said Mortgagors reimburse said Mortgarree or assigns for any amounts Mortgagee may have expended for taxes, assessments, and insurance, and interest thereon, then this convey ance 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 evidenced by said promissory note or any other indebtedness or indebtednesses 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 encumbrance 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 on 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 encumbrances, 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 Mortgagors and undersigned further agree that said Mortgagos, 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 Mortgages or assigns, for the foreclosure of this mortgage by Court action, should the same be so foreclosed,

Shelby COUNTY  1. the undersigned Evelyn B. Felkins Cregory B. Pendleton and wife, Karen N. Pendleton  whose names are gued to the foregoing conveyance, and who informed of the contents of the conveyance they executed the same you the day the same bears date.  Given under my hand and official seal this 11th day of September 19 52  My Commission Froises Issues 10 1001  THE STATE of COUNTY  1. the undersigned hereby certify that as Notary Public in and for said County, in said States 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, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed attached 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  1982 SEP 13 PN 12: 26	<b>*</b>			STATE OF SO LOLDCTOROU'S
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whose names are igned to the foregoing conveyance, and who are known to me acknowledged before me on this day, the the Given under my hand and official seal this 11th day of September 19 52  My Commission Folice Issuery 23, 1985  THE STATE of  COUNTY  I. the undersigned conveyance, he, as such officer and who is known to me, acknowledged before me, on this day that, being informed of contents of auch conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corpo Given under my hand and official seal, this the  September 19 52  Notary Public in and for said County, in said State at large in the contents of auch conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corpo Given under my hand and official seal, this the  September 19 52  Notary Public in and for said County, in said State at 19 19 19 19 19 19 19 19 19 19 19 19 19	— · — · — · · · · · · · · · · · · ·	elkins	, a Notary Public in and for se	aid County in said Seas.
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