

REAL PROPERTY MORTGAGE
THIS MORTGAGE SECURES FUTURE ADVANCES

KNOW ALL MEN BY THESE PRESENTS:

THIS MORTGAGE, is made and entered into on this 21st day of May, 1968, by and between the undersigned, Orliss A. Lopez and Barbara A. Lopez

(hereinafter referred to as "Mortgagor", whether one or more) and TRANSAMERICA FINANCIAL SERVICES, INC. (hereinafter referred to as "Mortgagee"); to secure the payment of Twenty Five Thousand (\$25,000.00) Dollars (S25,000.00), evidenced by a Promissory Note of even date herewith and payable according to the terms of said Note.

NOW, THEREFORE, in consideration of the premises, the Mortgagor, and all others executing this Mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate situated in SEALEY County, State of Alabama, to-wit:

part of the SW 1/4 of the SW 1/4, Section 34, Township 21 S., Range 10 E., County of SEALEY, Alabama, being more particularly described as follows:
Beginning at the Northeast corner of said Section, run easterly along the corner line of said Section 177.76 feet, thence turn an angle of 36 deg. 42 min. and run in a straight line for 109.72 feet to the Northeastern highway right-of-way line, being the line of location of the property herein described, thence continue on the same bearing 172.84 feet, then turn an angle to the right of 11 deg. 41 min. and run Northerly 177.36 feet, then turn an angle to the right of 58 deg. 12 min. and run easterly for 177.36 feet, then turn an angle to the right of 30 deg. 30 min. and run Southeast 177.36 feet to the Northeastern highway right-of-way line, thence turn an angle to the right of 101 deg. 32 min. 30 sec. and run Southeasterly along said highway right-of-way line 100 feet to the point of beginning.

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Together with all and singular the rights, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD FOREVER, unto the said Mortgagee, Mortgagee's successors, heirs and assigns.

This Mortgage and lien shall secure not only the principal amount hereof, but all future and subsequent advances to or on behalf of the Mortgagor, or any other indebtedness due from Mortgagor to Mortgagee, whether directly or acquired by assignment, and the real estate herein described shall be security for such debts to the total extent even in excess thereof of the principal amount hereof.

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

If the Mortgagor shall sell, lease or otherwise transfer the mortgaged property or any part thereof without the prior written consent of the Mortgagee, the Mortgagee shall be authorized to declare at its option all or any part of such indebtedness immediately due and payable.

If the within Mortgage is a second Mortgage, then it is subordinate to that certain prior Mortgage as recorded in Vol. 146, at Page 257, in the office of the Judge of Probate of SEALEY County, Alabama; but this Mortgage is subordinate to said prior Mortgage only to the extent of the current

balance now due on the debt secured by said prior Mortgage. The within Mortgage will not be subordinated to any advances secured by the above described prior Mortgage, if said advances are made after the date of the within Mortgage. Mortgagor hereby agrees not to increase the balance owed that is secured by said prior Mortgage. In the event the Mortgagor should fail to make any payments which become due on said prior Mortgage, or should default in any of the other terms, provisions and conditions of said prior Mortgage, then such default under the prior Mortgage shall constitute a default under the terms and provisions of the within Mortgage, and the Mortgagee herein may, at its option, declare the entire indebtedness due hereunder immediately due and payable and the within Mortgage subject to foreclosure. Failure to exercise this option shall not constitute a waiver of the right to exercise same in the event of any subsequent default. The Mortgagee herein may, at its option, make on behalf of Mortgagor any such payments which become due on said prior Mortgage, or incur any such expenses or obligations on behalf of Mortgagor, in connection with the said prior Mortgage, in order to prevent the foreclosure of said prior Mortgage, and all such amounts so expended by Mortgagee on behalf of Mortgagor shall become a debt to Mortgagee, or its assigns additional to the debt hereby secured, and shall be covered by this Mortgage, and shall bear interest from date of payment by Mortgagee, or its assigns, at the same interest rate as the indebtedness secured hereby and shall entitle the Mortgagee to all of the rights and remedies provided herein, including at Mortgagee's option, the right to foreclose this Mortgage.

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

WITNESSED AND SUBSCRIBED

TransAmerica Financial Services, Inc. (Continued on Reverse Side)
Park Plaza Shopping Center
Clanton, Al. 35027

See Release Notice PL 57 pg 514- (7-24-54)

IN WITNESS WHEREOF, the undersigned Mortgagor has hereunto set his signature and seal on the day first above written.

[illegible]

Mtg. fee - 38¹⁰

163 MAY 24 PM 2: 39

James C. Hamilton, Jr.
CHIEF OF BUREAU

Rec. 3⁰⁰ Charles H. Moore
Ind. 1⁰⁰

(SEE ALL)

42 10

Barbara C. Moore

(5EAL)

THE STATE OF ALABAMA

1. John A. Gault

a Minority Public

COUNTY

in and for said County, in said State, hereby certify that

Charles E. Peterson, Jr.

Whose name(s) is/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 seal this 20th day of April, 1991.

My Condition Expires:

History Public

NOTES

To