

**With Addendum for Repayment of Section 235 Assistance**

SHELBY

**COUNTY.**

**KNOW ALL MEN BY THESE PRESENTS:**

That whereas the undersigned JO ANN B. BRACAN, an unmarried woman  
of the City of Birmingham, County of Jefferson  
and State of Alabama, party of the first part (hereinafter called the Mortgagor), has become justly  
indebted unto the Secretary of Housing and Urban Development, whose address is:  
Washington, D. C.

[illegible]

WHEREAS the said Mortgagor is desirous of securing the prompt payment of said note and the several interest thereon and of the interest and principal payments hereon so provided for and 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 and the sum of One Dollar (\$1) to the undersigned Mortgagee, JO ANN B. BRAGAN, an unmarried woman in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, and for the purpose of securing the prompt payment of said indebtedness as it becomes due I the said

JO ANN B. BRAGAN, an unmarried woman  
do hereby grant, bargain, sell, and convey unto the said Mortgagee the following described real property situated in  
SHELBY County, Alabama, to wit:

Lot 26, except the South 5' thereof, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, page 158, in the Probate Office of Shelby County, Alabama.

This mortgage includes range, dishwasher and wall to wall carpet attached or used in connection with said premises.

Reference is hereby made to the Addendum to the Mortgage which is incorporated herein by reference thereto.

This is a second mortgage.

together with the hereditaments and appurtenances thereunto belonging, and also together with all equipment and fixtures for heating and lighting now or hereafter installed therein by the Mortgagor.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereunto belonging or in anywise appertaining unto the said Mortgagee and assigns of the Mortgagee forever.

And the Mortgagor hereby covenants that she is seized of said real property in fee simple, and has good right to sell and convey the same; that the property is free from all encumbrances and that the Mortgagor, and Mortgagor's heirs, executors, administrators, next-of-kin, and assigns will forever defend the same unto the Mortgagee and assigns against the claims of all persons whomsoever;

**THIS MORTGAGE IS MADE, however, subject to the following covenants, conditions, and agreements, that is to say:**

1. That the Mortgagor will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in part, at any time and from time to time, and to prepay the debt at any time and from time to time, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

Barnett Finch, Ind.

Together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until said note is fully paid, the following sums:

(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the property secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:

(I) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or

(II) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments;

(b) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes, and special assessments; and

(c) All payments mentioned in the two preceding subdivisions of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

(I) premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case may be;

(II) ground rents, taxes, special assessments, fire and other hazard insurance premiums;

(III) interest on the note secured hereby; and

(IV) amortization of the principal of said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed four cents (4¢) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

3. If the total of the payments made by the Mortgagor under (b) of paragraph 2 preceding shall exceed the amount of the payments actually made by the Mortgagee for ground rents, taxes, assessments and insurance premiums, as the case may be, such excess of the loan is current, at the option of the Mortgagor, shall be credited on the subsequent payments to be made by the Mortgagor or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under (b) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes, assessments, and insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor will pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due, the Mortgagor shall tender to the Mortgagee, in payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor all payments made under the provisions of (a) of paragraph 2 hereof which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development and any balance remaining in the funds accumulated under the provisions of (b) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby or if the Mortgagee acquired the property otherwise after default, the Mortgagee shall apply, at the time of commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (b) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note, and shall properly adjust any payments which shall have been made under (a) of paragraph 2.

4. If the Mortgagee shall be made a party to any suit involving the title to the property hereby conveyed and employs an attorney to represent it therein, or if the Mortgagee employs an attorney to assist in settling or removing any cloud on the title to the property hereby conveyed that purports to be superior to the lien of this mortgage in any respect, the Mortgagor will pay to the Mortgagee, when the same becomes due, such attorney's fee as may be reasonable for such services, and if such fee is paid or incurred by the Mortgagee the same shall be secured by the lien of this mortgage in addition to the indebtedness specially secured hereby and shall bear interest from the date it is paid or incurred and shall be at once due and payable.

5. If any of the indebtedness secured hereby shall remain unpaid, in whole or in part, the Mortgagor agrees to keep said premises insured against fire and other hazard and to pay the premiums thereon, and

5. So long as any of the indebtedness secured hereby shall remain unpaid, in whole or in part, the Mortgagor agrees to keep said premises and the improvements thereon in good condition, and to pay all assessments that may be levied or accrue upon said property, and all other charges that may become liens upon said premises, and not to permit any lien, which might take precedence over the lien of this mortgage, to accrue and remain on said premises, or any part thereof, or on the improvements thereon.

6. The Mortgagor agrees to pay all taxes and assessments that may be assessed upon said property and all taxes except income taxes that may be assessed upon the Mortgagee's interest thereon or upon this mortgage or the money secured hereby, any law to the contrary notwithstanding. Upon any violation of this undertaking, or the passage of any law imposing upon the Mortgagee the payment of any part of the taxes aforesaid, or upon the rendition by any court of last resort of a decision that the undertaking to pay the taxes as aforesaid is legally inoperative, then, in any such event, the debt hereby secured shall at the Mortgagee's option, become immediately due and payable, without deduction, any law heretofore or hereafter enacted to the contrary notwithstanding.

7. That he will keep the improvements now existing or hereafter erected on the mortgaged property, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance provision for payment of which has not been made hereinbefore. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

2. If the Mortgagor fails to insure said property as hereinabove provided, or to pay all or any part of the taxes or assessments levied, accrued, or assessed upon or against said property or the indebtedness secured hereby, or any interest of the Mortgagee in either, or fails to pay immediately and discharge any and all liens, debts, and/or charges which might become liens superior to the lien of this mortgage, the Mortgagee may, at its option, insure said property and/or pay said taxes, assessments, debts, liens, and/or charges, and any money which the Mortgagee shall have so paid or become obligated to pay shall constitute a debt to the Mortgagee additional to the debt hereby specially secured, shall be secured by this mortgage, shall bear legal interest from date paid or incurred, and, at the option of the Mortgagee shall be immediately due and payable.

9. No failure of the Mortgagee to exercise any option herein given to declare the maturity of the debt hereby secured shall be taken or construed as a waiver of its right to exercise such option or to declare such maturity by reason of any past or present default on the part of the Mortgagor; and the procurement of insurance or the payment of taxes or other liens, debts, or charges by the Mortgagee shall not be taken or construed as a waiver of its right to declare the maturity of the indebtedness hereby secured by reason of the failure of the Mortgagor to procure such insurance or to pay such taxes, debts, liens, or charges.

10. As long as any of the indebtedness hereby secured shall remain unpaid the Mortgagor will neither commit nor permit waste on the premises hereby conveyed; and upon the commission of any waste thereon the Mortgagee may, at its option, declare the entire indebtedness hereby secured to be at once due and payable. Nor will the Mortgagor remove any of the fixtures on the premises hereby conveyed so long as any of the indebtedness hereby secured shall remain unpaid.

§ 1. If the Mortgagee or assignor hereunder shall at any time fail to pay the interest due upon the advances made by him under this mortgage, or if he shall at any time fail to comply with the terms of condition hereinbefore set forth, then and in every such event, the Mortgagee may proceed to collect the rents, income, and profits from the premises upon such default, either without the appointment of a receiver; but the Mortgagee shall not thereby become bound by the terms of any lease then existing on the premises by electing to collect the rents thereunder, but may at any time terminate the same by giving notice in writing to the Mortgagor prior to foreclosure of this indebtedness, less the cost of collecting the same, including any real estate commission or attorney's fee incurred, shall be credited first, on the advances with interest thereon, then upon the interest, and the remainder, if any, upon the principal debt hereby secured.

§ 2. If any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the amount of indebtedness upon this mortgage, and the

12. That if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds; and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this mortgage, and the note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

13. Any promise made by the Mortgagor herein to pay money may be enforced by a suit at law, and the security of this mortgage shall not be waived thereby, and as to such debts the Mortgagor waives all right of exemption under the Constitution and laws of Alabama as to personal property and agrees to pay a reasonable attorney's fee for the collection thereof.

14. In consideration of the making of the loan secured by this mortgage, the Mortgagor, being all of the undersigned, covenant and agree that, in respect of the indebtedness secured hereby, they will forever waive, and they do hereby waive and give up all benefits, privileges, options, and rights of every kind and nature given to or which inure to the benefit or advantage of the undersigned, or either of the undersigned if more than one, under and by virtue of House Bill No. 422 of the Legislature of Alabama of 1935, enacted into law and approved on June 24, 1935, commonly referred to as the Deficiency Judgment Act; and further agree to waive and forego any like or similar rights, benefits, and options hereafter conferred upon mortgage debtors by law hereafter enacted; and further covenant and agree that the indebtedness hereby secured, and all extensions and renewals thereof, and this mortgage shall each be enforceable in accordance with their respective terms and conditions, without reference to and in spite of any provisions to the contrary in said Act of the Legislature of Alabama, and any and all other laws of like or similar purport which may hereafter be enacted.

15. The covenants, conditions, and agreements herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

five heirs, executors, administrators, successors, and assigns of the parties hereto, in the singular or plural, the plural the singular, and the use of any gender shall include all genders.

[illegible][illegible]

...shall fail to pay, or cause to be paid, as it matures, the indebtedness hereby secured or any part thereof, as

17. But if the Mortgagor shall fail to pay, or cause to be paid, as it matures, the indebtedness hereby secured or any part thereof, as

[illegible]

cording to the terms thereof, or if the Mortgagee shall fail to perform, or if the interest of the Mortgagee in said property becomes endangered by reason of non-payment of taxes thereon, or if the interest of the Mortgagee in said property becomes due and payable and the same has not been paid, then, in any such event, the whole indebtedness hereby secured shall immediately become due and payable and the Mortgagee shall have the right and is hereby authorized to sell the same before the Court House at the place where the same are located, without notice; and the Mortgagee shall have the right and is hereby authorized to sell the same before the Court House at the place where the same are located, without notice.

... mortgagor, then, in any such event, the Mortgagor shall have the right to cause the property subject to foreclosure, at the option of the Mortgagee, without notice; and the Mortgagee shall have the right to enter upon and take possession of said property, and after or without taking possession, to sell the same before the Court House of the County of SHELBY, of said sale by publication once a week for

thorized to enter upon and take possession of said property, and Sheriff of the County of SHELBY  
door in the city of COLUMBIANA  
Alabama, at public outcry, for cash, first giving notice of the time, place, and terms of said sale by publication once a week for  
of the general circulation published in said county, and, upon the payment of the sum of ten dollars (\$10.00) to the Sheriff of said county, a deed to the

Alabama, at public outcry, for cash, first giving notice of the time, place and terms of said sale by publication in some newspaper of general circulation published in said county, and, upon the payment of three successive weeks prior to said sale in some newspaper of general circulation published in said county, and, upon the payment of such money, the Mortgagee or any person conducting said sale for it is authorized to execute to the purchaser at said sale a deed to the land sold, subject to the application of the proceeds of such sale. The Mortgagee

purchase money, the Mortgagee or any person conducting said sale for it is authorized to apply the proceeds of such sale. The Mortgagee and purchaser shall not be held to inquire as to the application of the proceeds of such sale. The Mortgagee shall not be held to inquire as to the application of the proceeds of such sale. The Mortgagee shall not be held to inquire as to the application of the proceeds of such sale.

18. The proceeds of said sale shall be applied: First, to the expenses of advertising and selling, including reasonable attorney's fees; second, to the payment of any money with interest thereon, which the Mortgagor may have paid or become liable to pay or which it may owe to any person; and third, to the payment of any taxes or debts hereinabove provided, third, to the payment of the principal and interest on the mortgage.

[illegible]

then be necessary to pay for taxes, assessments, insurance and interest, but interest to date of sale only shall be paid by the Mortgagee. The Mortgagee shall have the right to sell the property in satisfaction of the indebtedness hereby specially secured with interest, but interest to date of sale only shall be paid by the Mortgagee. The balance, if any, shall be paid to the Mortgagor. If this mortgage be foreclosed in Chancery, reasonable attorney's fees for foreclosure shall be paid by the Mortgagee.

the same shall be paid out of the proceeds of the sale.

19. If the Mortgagor shall well and truly pay and discharge the indebtedness hereby secured, this agreement shall do and perform all acts and agreements to be done and performed by the Mortgagor under the terms and provisions of this mortgage, this agreement shall be and become null and void.

then this conveyance shall be and become null and void.

*W. J. [Signature]* and seal      this the 18th      day of      July      1908

Given under my hand and seal

this the 18th day of July . 198

Given under my hand and seal  
JO ANN B. BRAGAN (SEAL)

STATE OF ALABAMA.

JEFFERSON

COUNTY.

1. the undersigned

1. the undersigned  
JO ANN B. BRAGAN, an unmarried woman  
whose name is signed to the foregoing conveyance, and who

whose names is signed to the foregoing conveyance  
day that, being informed of the contents of this conveyance,  
bears date.

as notary public in and for said county, in said State, hereby certify

is known to me, acknowledged before me on  
executed the same voluntarily on the day the

GIVEN under my hand and official seal this 18th day of

July  
P. 11

1983

## Noisy P

**This instrument was prepared by:**

This instrument was prepared by:  
(Name) ROBERT R. SEXTON, Attorney at Law

(Address)

1600 City Federal Building  
Birmingham, Alabama 35203

STATE OF ALABAMA  
COUNTY OF

25

1. conveyance was filed for registration in this office on the \_\_\_\_\_ and was recorded in Vol. \_\_\_\_\_, Record of Deeds, pages \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Judge of Probate Court of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said Court.

Judge of F  
HUD-42100

**Fox** \_\_\_\_\_

MORTGAGEAddendum

The rights and obligations of the parties to the attached Mortgage are expressly made subject to this Addendum. If there is any conflict between the provisions of this Addendum and the provisions of the Mortgage, the provisions of this Addendum shall control.

1. The debt secured by this instrument shall include not only the Note recited above, but also any assistance paid by the Secretary in accordance with Section 235 of the National Housing Act on behalf of any party to the Mortgage (including any party who takes title to the property subject to the said Mortgage or assumes said Mortgage) identified as FHA Case No. 011-232129-256 (Insured Mortgage).
2. The debt will be due and payable when the first of the following occurs:
  - (a) Title to the Property is conveyed to a party who is not eligible for Section 235 mortgage assistance payments, or
  - (b) The property covered by the Insured Mortgage is rented for a period longer than one year.
3. If the Insured Mortgage is not paid in full when payment is due under Paragraph 2, the Secretary may defer payment until the Insured Mortgage is paid in full. If payment is deferred, the debt will bear interest at the rate of 12.50 percent per year from the date the debt is due under Paragraph 2 until the full amount of the debt and interest is paid.

In witness whereof, Borrower has executed this Addendum to the Mortgage.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 AUG -8 PM 12: 29

Jo Ann B. Morgan  
Borrower

Thomas A. Shanderson, Jr.  
JUDGE OF PROBATE

Dec 6.00  
Jul 1.00  
7.00  
Borrower

Date July 18, 1983

STATE OF ALABAMA, JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed  
tax has been collected on this instrument.  
OK [Signature]  
Judge of Probate  
"NO TAX COLLECTED"

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
JUL 20 3 11 PM '83  
2362 478  
RECEIVED FOR MORTGAGE TAX  
JUL 20 3 11 PM '83  
JUL 20 3 11 PM '83  
JUL 20 3 11 PM '83  
700

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