

REAL ESTATE MORTGAGE DEED

NAMES AND ADDRESSES OF ALL MORTGAGORS 1489 Clarence W. Woody, Jr., and wife, Jeraldine I. Woody Rt. 1, Box 106-F Montevallo, AL 35115			MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P. O. Box 36129 1633-B Montgomery Hwy., Suite 2 Hoover, AL 35236		
LOAN NUMBER 17588	DATE 8-30-83	Date Finance Charge Begins To Accrue If Other Than Date of Maturity 8-5-83	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH 5th	DATE FIRST PAYMENT DUE 10-5-83
AMOUNT OF FIRST PAYMENT \$ 166.04	AMOUNT OF OTHER PAYMENTS \$ 166.04	DATE FINAL PAYMENT DUE 8-5-98	Final Payment Equal In Any Case To Unpaid Amount Financed and Finance Charge	TOTAL OF PAYMENTS \$ 29,887.20	AMOUNT FINANCED \$ 11,042.04

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING ~~\$25,000.00~~ **\$30,000**

The words "I," "me" and "my" refer to all borrowers indebted on the note secured by this Mortgage Deed.

The words "you" and "your" refer to lender.

To secure payment of a Note I signed today promising to pay you the above Amount Financed together with a Finance Charge thereon and to secure all other and future advances which you make to me, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and conveys to you, with power of sale, the real estate described below, and all present and future improvements on the real estate, which is located

in Alabama, County of Shelby

A tract of land located in the SW 1/4 of SW 1/4 of Section 22, Township 21 South, Range 3 West more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 Section and run thence in an easterly direction, along the south line of said section 22, a distance of 668.21 feet; thence 91 deg. 41 min. left in a northerly direction a distance of 900 feet to the point of beginning; thence 45 deg. 37 min. right in a northeasterly direction a distance of 266.52 feet to the southwesterly right-of-way line of a street; thence 90 deg. right in a southeasterly direction along said right-of-way a distance of 113.99 feet to the beginning of a curve to the right, said curve having a radius of 135.94 feet and a central angle of 50 deg. 42 min.; thence along arc of said curve a distance of 120.29 feet to the end of said curve; thence continue in a southwesterly direction a distance of 3.99 feet; thence 85 deg. 22 min. right, in a westerly direction a distance of 207.86 feet to the point of beginning. Subject to easements and restrictions of record.

a/k/a Route 1, Box 106-F, Montevallo, Al. 35115.

The undersigned mortgagee does hereby certify that the amount of indebtedness presently incurred with respect to this instrument is \$11,042.04.

I agree to pay my Note according to its terms and if I do, then this mortgage deed will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate as they become due and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or any other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as the other obligations secured by this mortgage deed.

If I default in paying any part of any instalment or if I default in any other way, all my obligations to you will become due, if you desire, without your advising me. You may take possession of the real estate and you may sell it for cash in the manner you consider best to the highest bidder at public sale in front of the Courthouse door in the county in which the real estate is located. First, however, you must give me 21 days' notice by publishing once a week for three consecutive weeks the time, place and terms of sale in any newspaper published in the county where the real estate is located. The proceeds of the sale, less a reasonable outside attorney's fee which you incur not to exceed 15% of the amount I owe you if the Amount Financed of the note in default exceeds \$300, will be credited to my unpaid balance. If any money is left over after you enforce this mortgage deed and deduct your attorney's fees, it will be paid to me, but if any money is still owing, I agree to pay you the balance. You, your agents or assigns may bid at the sale and purchase the real estate if you are the highest bidder.

Each of the undersigned waives all marital rights, homestead exemption any other exemptions relating to the above real estate.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Witness Whereof, (I, we) have hereunto set (my, our) hand(s) this 30th day of August, 19 83.

435 PAGE 879
1983 AUG 31 AM 9:42
Clarence W. Woody
Jeraldine I. Woody
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, ONZELL M. GODFREY, a Notary Public in and for said County in said State, hereby certify

that CLARENCE W. WOODY & JERALDINE I. WOODY, whose name(s) (is-are) signed to the foregoing conveyance, and who (is-are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (is-are) they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of AUGUST, 19 83.

Onzell M. Godfrey Notary Public
My commission expires 02/05/86

This instrument was prepared by R. A. Moseley, Jr.
P. O. Box 36129
Hoover, AL 35236



82-2114 (9-79) ALABAMA - CLOSED - END

ORIGINAL

BHAM LAND TITLE
504 21ST NO.
BHAM, ALA 35203