

1214 REAL ESTATE MORTGAGE DEED

NAMES AND ADDRESSES OF ALL MORTGAGORS Larry Brasher and Wife Jean Brasher Route 1, Box 304-1 Sterrett, Al. 35147		MORTGAGEE: CIT FINANCIAL SERVICES, INC. ADDRESS: 1633-B Montgomery Hwy Ste. #2 Hoover, Al. 35216	
LOAN NUMBER 17613	DATE 12/23/83	DATE FINAL PAYMENT DUE 01/01/99	AMOUNT FINANCED \$10,200.86

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ 30,000.00

 THE WORDS "I," "ME" AND "MY" REFER TO ALL BOROWERS INDEBTED ON THE NOTE SECURED BY THIS MORTGAGE
 THE WORDS "YOU" AND "YOUR" REFER TO LENDER.

MORTGAGE OF REAL ESTATE

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

SHELBY

in Alabama, County of

SEE EXHIBIT "A" ATTACHED

a/k/a Route 1, Box 304-1, Sterrett, Al. 35147

This undersigned mortgagee does hereby certify that the amount of indebtedness presently incurred with respect to this instrument is \$10,200.86

CIT FINANCIAL SERVICES, INC.

R. A. Roseley, Jr., Manager

PAYMENT OF OBLIGATIONS

If I pay the Note and all other obligations secured by this mortgage according to their terms, then this mortgage will become null and void.

TAXES - LIENS - INSURANCE

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate, whether superior or inferior to the lien of this mortgage, 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 rate of charge set forth on the note then secured by this mortgage if permitted by law or, if not, 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.

DEFAULT

If I default in paying any part of the note or any other obligation or if I default in any other way under this mortgage or any obligation which it secures, the entire unpaid amount financed and accrued and unpaid finance charge 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 and deduct your attorney's fees, it will be paid to the persons legally entitled to it, 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. Your failure to declare a default under this paragraph will not constitute a waiver of your right to do so in the event of any subsequent default.

WAIVER OF EXEMPTIONS

Each of the undersigned, joins in this mortgage to convey all right, title and interest in the real estate including all marital rights, homestead exemption any other exemptions relating to the above real estate.

EXTENSIONS AND MODIFICATIONS

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

In Witness Whereof, (I, we) have hereunto set (my, our) hand(s) this 23 day of December, 1983

X Larry Brasher (Seal)
 Jean Brasher (Seal)
 (Seal)

STATE OF ALABAMA

COUNTY OF State at Large }

I, Onzell M. Godfrey, a Notary Public in and for said County in said State, hereby certify

that Larry Brasher and Jean Brasher, 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, (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 1983

Onzell M. Godfrey Notary Public
 My Commission Expires 02/05/86

This instrument was prepared by Onzell Godfrey
 1633-B Montgomery Hwy.
 Hoover, Al. 35216

EXHIBIT "A"

MORTGAGORS: Larry R. Brasher and wife Jean Brasher

Part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 19 South, Range 1 West; being more particularly described as follows: Commence at the Southwest corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 19 South, Range 1 West; thence North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 109.43 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 164.38 feet; thence east a distance of 265.00 feet; thence South a distance of 164.38 feet; thence West a distance of 265.00 feet to the point of beginning containing 1.00 acre.

ALSO, a 15.00 foot easement for drive and being more particularly described as follows: Commence at the SW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 19 South, Range 1 West, thence North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 273.81 feet to the point of beginning; thence North $\frac{1}{4}$ deg. 00 min. East a distance of 350.00 feet to the South R. O. W. of Highway No. 43; thence North 36 deg. 30' East along said R. O. W. a distance of 18.66 feet; thence South $\frac{1}{4}$ deg. 00' West a distance of 370.00 feet; thence West a distance of 15.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
MORTGAGE WAS FILED

1983 DEC 30 AM 10:35

Thomas A. Lawrence, Jr.
CLERK OF COURT

Mtg TAX	15.45
Rec	3.00
Jud	1.00
	<u>19.45</u>