

STATE OF ALABAMA)

COUNTY OF Shelby)ASSIGNMENT OF MORTGAGE AND MORTGAGE INDEBTEDNESS

FOR VALUABLE CONSIDERATION in hand paid to the undersigned, A.D. Green President of Consolidated Dixie Inc. ("Assignor"), by FINANCE AMERICA CORPORATION, a corporation ("Assignee"), the receipt and sufficiency of which is hereby acknowledged, the Assignor does hereby grant, bargain, sell, transfer, convey, deliver, set over, and assign unto Assignee, its successors and assigns, all of its right, title and interest in and to that certain real estate mortgage and real estate encumbered thereby executed by William & Sylvia Clements, as mortgagor, to Consolidated Dixie, Inc., as mortgagee, which mortgage bears date of July 8, 1980, and is recorded in Real Volume (Book) 404 at Page 752, et seq. of the mortgage records in the Office of the Judge of Probate of Shelby County, Alabama, together with the debt and promissory note evidencing said debt secured thereby.

The Assignor warrants, covenants and represents unto Assignee that the current unpaid principal balance of the debt evidenced by said promissory note and secured by said real estate mortgage is Twenty One Thousand Six Hundred Nineteen Dollars and Forty-Four Cents Dollars, bearing interest at the rate of 15% per cent per annum requiring monthly installments of principal and interest included in the amount of Three Hundred Thirty Three Dollars and 00/100 Dollars.

The Assignor warrants, covenants and represents unto Assignee that all payments of principal and interest required by said promissory note and secured by said real estate mortgage are current to the date hereof; that there has been no default by the obligor/mortgagor as to the terms and provisions of said promissory note and said real estate mortgage; and that this assignment of said promissory note and said real estate mortgage does not violate the terms and provisions of any agreement, instrument or document to which the Assignor is a party.

The Assignor warrants, covenants and represents unto Assignee that it has no knowledge of any defense, setoff or counterclaim which would affect the validity of said promissory note and said real estate mortgage or the payment of the debt evidenced by said promissory note and secured by said real estate mortgage and herein assigned unto Assignee, its successors and assigns.

Finance America
P.O. Box 57673
Atlanta, Ga. 30326

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IN WITNESS WHEREOF, the Assignor has caused this assignment to be executed under seal this 5th day of July, 19 84.

WITNESS:

A. D. Green
E. H. Snyder

Consolidated Dixie Inc.
A. D. Green (SEAL)
Consolidated Dixie, Inc.
By: A.D. Green President

WITNESS:

(SEAL)

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

1984 JUL -9 PM 1:24

Rec 5.00
Ind 1.00
6.00

ACKNOWLEDGMENT

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that A.D. Green President of Consolidated Dixie, Inc., whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of July, 19 84.

Kathy L. McElroy
Notary Public

My commission expires:

My Commission Expires June 13, 1985