

1497

REAL ESTATE MORTGAGE

NAMES AND ADDRESSES OF ALL MORTGAGORS Mr. Carroll E. Cox Ms. Betty J. Cox Rt. 1 Box 135 Vincent, Al. 35178			MORTGAGEE: ST. CLAIR SERVICE CORPORATION ADDRESS: P.O. Box 708 Pell City, Al. 35125		
LOAN NUMBER 79-79102-0	DATE 7-11-86	Date Finance Charge Begins To Accrue If Other Than Date of Transaction 7-17-86	NUMBER OF PAYMENTS 1	DATE DUE EACH MONTH 17th	DATE FIRST PAYMENT DUE 7-17-87
AMOUNT OF FIRST PAYMENT \$ 5,794.52	AMOUNT OF OTHER PAYMENTS \$ 5,794.52	DATE FINAL PAYMENT DUE 7-17-87	Final Payment Equal In Any Case To Unpaid Amount Financed and Finance Charge	TOTAL OF PAYMENTS \$ 5,794.52	AMOUNT FINANCED \$ 5,127.89

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

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, 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

All that part of the SE 1/4 of NE 1/4 lying westerly of US Highway 231 and all that part of the NE 1/4 of SE 1/4 lying westerly of U.S. Highway 231, less and except 5 acres heretofore conveyed to George Earl Self, Section 35, Township 18 South, Range 2 East.

ALSO: The South one-half of the SW 1/4 of NE 1/4; the NW 1/4 of SE 1/4, and the NE 1/4 of SW 1/4, all in Section 35, Township 18 South, Range 2 East.

All being situated in Shelby County, Alabama.

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.

In Witness Whereof, (I, we) have hereunto set (my, our) hand(s) this 11th day of July, 19 86.

William L. Lott
Witness

Witness

Carroll E. Cox (Seal)
Betty J. Cox (Seal)

(Seal)

(Seal)

(Seal)

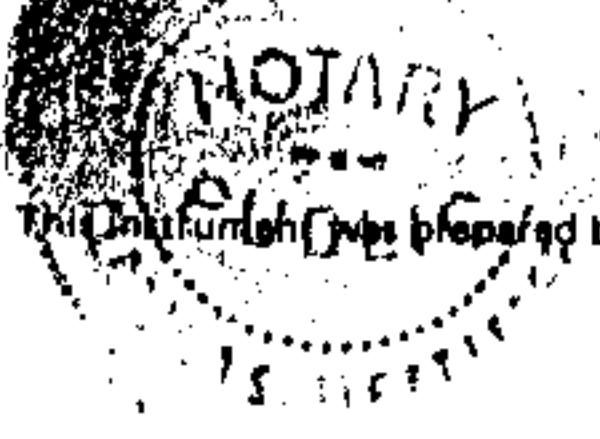
STATE OF ALABAMA

COUNTY OF St. Clair

I, the undersigned

a Notary Public in and for said County in said State, hereby certify that Mr. Carroll E. Cox and Betty J. Cox, 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, (he-she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 19 86.



Reginally Surindall Notary Public

12-13-86

This instrument was prepared by Christa Kendrick/ St. Clair Service Corp.

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

1986 JUL 18 PM 12:26

Thomas P. Surindall
JUDGE OF PROBATE

1. Deed Tax \$ 7.80
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 11.30