

STATE OF ALABAMA }
COUNTY. }

947 This instrument prepared by:

THIS INDENTURE, Made and entered into on this, the 4th day of April 1947, by and between John P. Zaretki and Jamie Sue Zaretki and James E. McCombs and Jamie Sue McCombs hereinafter called Mortgagor (whether singular or plural) and First Bank of Childersburg, a banking corporation hereinafter called the Mortgagee:

WITNESSETH: That, WHEREAS, the said John P. Zaretki and Jamie Sue Zaretki and James E. McCombs and Ruth McCombs are

justly indebted to the Mortgagee in the sum of Forty Two Thousand One Hundred one dollars and 45/100 (42,101.45) ----- which is evidenced as follows, to-wit:

One promissory installment note of even date from Mortgagors to Mortgagee in the sum of 62,262.48 including principal and interest and said sum payable as follows: 84 equal, consecutive, monthly installments of 741.22 each, commencing on the 26th day of April 1947, and continuing on the 26th day of each month thereafter until the 26th day of March 1954, when the final payment of 741.22 shall be due and payable.

NOW, THEREFORE, IN CONSIDERATION of said indebtedness and any other indebtedness arising hereunder and in order to secure the same, and any other indebtedness now or hereafter owing to the Mortgagee by said Mortgagor, the Mortgagor does hereby grant, bargain, sell and convey unto Mortgagee the following described property, to-wit:

DESCRIPTION OF PROPERTY

Beginning at the Southeast corner of what is known as the J.O. Gorman Store lot, upon which is situated the store house occupied by him in 1940 and in which he operated a mercantile business, which lot and store house is situated on the West side of what is known as Sterrett Road or Street, and which point of beginning is on or in the Western margin of said Street, running thence in a Southerly direction along the Western margin or line of said Street 24 feet to what is known as the Dr. J.W. Arthur store lot, upon which is situated a brick building; thence in a Westerly direction along the Northern margin of said Dr. J.W. Arthur store house lot, 74 feet, more or less, to the Northern margin of the right-of-way of the central of Georgia Railway Company; thence in a Northwesterly direction along said Northern margin of the right-of-way of said central of Georgia Railway Company, 36 feet, more or less, to a point where the Northern margin of said right-of-way intersects an extension of the Southern boundary line of the J.O. Gorman store lot; thence in an Easterly direction along the Southern boundary line of the J.O. Gorman store lot 97 feet, more or less, to the point of beginning. The lot herein described is bounded on the North by the J.O. Gorman store lot; on the East by Sterrett Street; on the South by Dr. J.W. Arthur's store lot, and on the West by the Northern margin of the Central of Georgia Railway right-of-way, and which lot is situated in the Town of Vincent, Alabama.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, unto the Mortgagee, and the Mortgagee's successors and assigns, in fee simple.

And the Mortgagor does hereby covenant with the Mortgagee that the Mortgagor is lawfully seized in fee of said premises; that the Mortgagor has a good right to sell and convey the same; that said premises are free from incumbrance; and that the Mortgagor warrants, and will forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

This conveyance is upon condition, however, that, if the Mortgagor shall pay and discharge the indebtedness hereby secured as the same matures and shall perform the covenants herein contained, then this conveyance shall become null and void. But if the said Mortgagor should make default in the payment of any part of the indebtedness hereby secured or in the payment of the interest thereon, or should fail to keep any covenant in this mortgage contained, or should be adjudicated bankrupt, or if the improvements on said premises are damaged so as to make the insurance thereon or any part of said insurance payable, then, in the election of the Mortgagee, the entire indebtedness secured hereby shall become immediately due and payable, and failure to declare the entire indebtedness due in case of default shall not operate as a waiver of the right to declare the entire indebtedness due in the event of any subsequent default; and the Mortgagee, the Mortgagee's agent or attorney, is hereby authorized to take possession of the property hereby conveyed, and with or without possession thereof to sell said property at public outcry to the highest bidder, for cash, before the south door of the Court House of Talladega County, Alabama, after giving notice of the time, place, and terms of sale by publication once a week for three successive weeks in some newspaper published in said County or by posting notice at three public places in said County.

In case of sale under the power herein contained, the Mortgagee or any person authorized in writing by the Mortgagee shall have power to execute a conveyance to the purchaser, conveying all the right, title, interest, and claim of the Mortgagor in and to said premises, either at law or in equity. The Mortgagee may purchase said property at any sale hereunder and acquire title thereto as could a stranger.

Out of the proceeds of sale the Mortgagee shall pay, first, the costs of advertising, selling, and conveying said property, together with a reasonable attorney's fee; secondly, the amount of the indebtedness due and owing to the Mortgagee hereby secured, together with the interest thereon, and any taxes, insurance premiums, or other charges that the Mortgagee may have paid as herein provided; and lastly, the surplus, if any, shall be paid to the Mortgagor, or the Mortgagor's heirs or assigns.

The Mortgagor covenants that the Mortgagor will pay all taxes and assessments which may lawfully be levied against the premises, and will deposit receipts therefor with the Mortgagee, and that the Mortgagor will insure, and keep insured the improvements thereon against loss by fire and tornado for not less than the indebtedness hereby secured, in some company acceptable to the Mortgagee, with loss payable to the Mortgagee as the Mortgagee's interest may appear, and will deposit with the Mortgagee the policies evidencing such insurance, and that the Mortgagor will protect said premises from waste and keep the same in good condition and repair; and in case of the failure of the Mortgagor to pay said taxes or assessments before the same, or any part thereof, become delinquent, or in case of failure to insure or keep insured in said amount the improvements on said property, or in case of failure to protect said premises from waste and keep the same in good condition and repair, the Mortgagee may, at the Mortgagee's option, either pay said taxes and assessments and purchase said insurance and protect said premises from waste and keep same in good condition and repair, or any of them and the amount of taxes, assessments, insurance premiums, repairs, and other expenditures, or any of them, as paid shall be secured by this conveyance as fully and to the same extent and under the same conditions as the indebtedness hereinabove described — or the Mortgagee may, at the Mortgagee's election, proceed to foreclose this mortgage, as in hereinabove provided.

Mortgagor agrees and stipulates that as against the collection of this said indebtedness the said Mortgagor does hereby waive all right of exemptions, both as to homestead and personal property, under the constitution and laws of the State of Alabama, or of any other state, or of the United States.

IN WITNESS WHEREOF, the Mortgagor has hereto set the Mortgagor's hand and seal, on this, the day and year herein first above written.

John P. Zerk (L.S.) *James E. McComb* (L.S.)
James E. McComb (L.S.) *Rich E. McComb* (L.S.)

STATE OF ALABAMA, }
COUNTY }

I, the undersigned authority, in and for said County, in said State, hereby certify that
John P. Zaretki and Jamie Sue Zaretki and James E. McCombs and Ruth McCombs
whose name s. are signed to the foregoing conveyance, and who are known to me (or made known
to me) acknowledged before me on this day that, being informed of the contents of the conveyance, have
executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4th day of April 19 87

B. Joyce McGuire
Notary Public

My Commission Expires 6/14/90

STATE OF ALABAMA }
COUNTY }

I, the undersigned authority, in and for said County, in said State, do hereby certify that on the _____ day
of _____, 19 _____, came before me the within named _____
known to me (or made known to me) to be the wife of the within named, _____
who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged
that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and seal this the _____ day of _____, 19 _____

Notary Public

STATE OF ALABAMA
NOTARY PUBLIC

1987 MAY 12 PM 2:37

JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mfg. Tax		<u>63.30</u>
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>71.80</u>