

361
REAL ESTATE MORTGAGE

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby)

THAT WHEREAS, Charles H. Barnett & Annette D. Barnett (hereinafter called "Mortgagors, whether one or more) are justly indebted to Old Stone Credit Corporation of Ala., (hereinafter called "Mortgagee") in the principal sum of Twenty Five Thousand (\$25,000.00 dollars together with the interest thereon as evidenced by a promissory note of even date herewith and payable according to the terms thereof.

AND WHEREAS, Mortgagors agree, in incurring said indebtedness evidenced by the said promissory note of even date herewith, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, the said Mortgagors, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real property, situated in Shelby County, State of Alabama, to-wit:

Lot 9, in Block 6, of Pine Grove Camp, according to the Survey of the Second Addition to Pine Grove Camp dated September 21, 1959 made by Frank W. Wheeler Registered Land Surveyor, Map of which survey is recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama, and being part of the SE 1/4 of SE 1/4 of Section 12, Township 24, Range 15 East, Shelby County, Alabama; and recorded in Map Book 4, Page 8.

a/k/a Rt. 1 Box 2179 Shelby, AL

BOOK 158 PAGE 632
Together with all building, improvements, fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heater (all of which are declared to be a part of said real estate whether physically attached thereto or not).

If all or any part of the property or interest therein is sold or transferred by Mortgagor(s) without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, declare all the sums secured by this mortgage to be immediately due and payable and subject to any remedies as outlined herein.

The Mortgagors do hereby expressly waive, release and discharge their homestead exemption as allowed by the laws of the State of Alabama until the entire amount owed hereunder is paid in full.

The Mortgagors hereby set over, assign, transfer any and all rents, issues and profits of the said premises hereinbefore described accruing from and after an action to foreclose this mortgage, or from the date of mailing notice of default from this Mortgagee or its Attorney to the Mortgagors, whichever occurs first.

The Mortgagors shall have the right and option to prepay in whole or in part at any time the indebtedness secured by this mortgage.

In the event that the Mortgagors default on any monthly payment, a late charge of five (5) percent of the monthly payment may be assessed after ten (10) days delinquency.

Mortgagors shall keep the premises in good condition and repair, reasonable wear and tear excepted; shall not permit nor perform any act which would in any way impair the value of the premises; shall not remove any fixture

James R. Morris, Jr.

nor remove or demolish any building or improvement located on the above described land without the written consent of Mortgagee; and shall neither commit nor permit waste of the premises.

No delay or failure of Mortgagee to exercise any option herein given or reserved shall constitute a waiver of such option or stop Mortgagee from afterwards exercising same or any other option at any time and the payment; or contracting to pay by Mortgagee of anything Mortgagors have herein agreed to pay shall not constitute a waiver of the default of Mortgagors in failing to make said payments and shall not estop Mortgagee from foreclosing this mortgage on account of such failure of Mortgage.

If any lien upon the property herein conveyed, superior to the lien of this mortgage be in default, then the entire debt hereby secured shall, at the option of the holder or holders hereunder, become immediately due and payable.

The term "Mortgagors", wherever used herein, shall mean the party of parties executing this mortgage, jointly and severally, and all the covenants, conditions, and agreements hereof shall bind their respective heirs, executors, administrators, successors, and assigns and shall inure to the benefit of and be available to the successors and assigns of Mortgagee. The rights, options, powers and remedies herein provided shall be cumulative and no one or more of them shall be exclusive of the other or others, or of any right or remedy now or hereafter given or allowed by law.

That all awards of damages in connection with a condemnation for public use of or injur to any of said property are hereby assigned and shall be paid to Mortgagee, who may apply the same to payment of the installments last due under said Note, and Mortgagee is hereby authorized, in the name of Mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

To Have and To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, and assigns, forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee with loss, if any, payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said sum, for Mortgagee's own benefit, the amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum payable in accordance with the terms and provision of the promissory note of even date herewith, or should default be made in the payment of any sum expended by the Mortgagee or its assigns pursuant to the rights and remedies granted the Mortgagee hereunder, or should the debt evidenced by the promissory note secured by the mortgage or should default be made in the payment of any sum due the Mortgagee under the terms of the promissory note of even date herewith hereby secured by this mortgage or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or encumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness owing on the promissory note of even date herewith hereby secured shall at once become due and payable, and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one (21) days notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in said County and State, sell the same in lots or parcels or enmasse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply to proceeds of the sale:

First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other encumbrances, then interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchases said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the hereby secured.

IN WITNESS WHEREOF, each of the Mortgagors has hereunto set his or her hand and seal or caused this mortgage to be executed by its duly authorized officers and its seal to be hereunto affixed, this 13th day of October, 19 87.

Charles H. Barnett
Mortgagor

Annette D. Barnett
Mortgagor

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that _____, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 13th day of October, 19 87.

[Signature]
NOTARY PUBLIC

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

1987 NOV -5 AM 10:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax		<u>37.50</u>
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>46.00</u>

BOOK 158 PAGE 634