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MORTGAGE: OPEN-END CREDIT, FUTURE ADVANCE, DUE ON SALE



715

**STATE OF ALABAMA
SHELBY & JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That whereas **BENJAMIN L. WIRT AND WIFE, SUSAN L. WIRT**

become justly indebted to **FIRST ALABAMA BANK** (Alabama) ("Mortgagee"), pursuant to an open-end line of credit for an initial advance of

(\$) Dollars, and for all **FUTURE ADVANCES**, provided, however, that the maximum indebtedness at any one time shall not exceed **TEN THOUSAND AND NO/100'S**

(\$ **10,000.00**) Dollars, which said **FUTURE ADVANCES** Mortgagee is obligated to make pursuant to the terms and conditions of that certain **EQUITY ASSETLINE AGREEMENT ("AGREEMENT")**, contemporaneously entered into by and between Mortgagors and Mortgagee herein, the terms and conditions of which are hereby incorporated by reference.

NOW, THEREFORE, in consideration of the premises and in order (i) to secure the payment of all indebtedness of Mortgagors to Mortgagee incurred pursuant to the **EQUITY ASSETLINE AGREEMENT**, including, without limitation, the said initial advance and any and all **FUTURE ADVANCES** made by Mortgagee pursuant to said **AGREEMENT**, including any renewals or extensions of same, (ii) to secure the payment of all other indebtedness, now or hereafter owed, by Mortgagors, or any of them, to Mortgagee, not incurred pursuant to said **AGREEMENT**, except that Mortgagors' home shall not secure any such other indebtedness incurred for personal, family, or household purposes, and (iii) to secure compliance with all of the stipulations contained in said **AGREEMENT** and contained herein, the said **BENJAMIN L. WIRT AND WIFE, SUSAN L. WIRT**

("Mortgagors") do hereby grant, bargain, sell and convey unto said Mortgagee the following described real estate situated in

Shelby & Jefferson County, State of Alabama, viz:

Unit 16-I, in Windhover, a condominium located at Old Rocky Ridge Road Jefferson County, Alabama, as established by Declaration of Condominium recorded in Real 1197 page 689 in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12 page 1 in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real 1200 page 637, in Real 1385 page 91, in Real 1388 page 152, in Real 1564 page 374, in Real 1573 page 594, in Real 1632 page 85 and in Real 1632 page 93 in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12 page 196, in Misc. Book 18 page 28, in Misc. Book 18 page 163, in Misc. Book 24 Page 465, in Misc. Book 24 page 468, in Misc. Book 26, page 329, and in Misc. Book 26 page 337 in the Probate Office of Shelby County, Alabama; together with an undivided interest in the common elements of Windhover Condominium, as set out in Exhibit "B" attached to said Declaration of Condominium, as it may have been or may hereafter be amended pursuant to said Declaration; said Unit being more particularly described in the plans and drawings of said Condominium, as recorded in Map Book 107 page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6 page 52 in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, page 32, in Map Book 111 page 34, in Map Book 115 page 5, in Map Book 116 page 76, and in Map Book 116 page 77, in the Probate Office of Jefferson County, Alabama, and in Map Book 6 page 55, in Map Book 6 page 133, in Map Book 7 page 41, in Map Book 7 page 81 and in Map Book 7 page 82 in the Probate Office of Shelby County, Alabama; being situated in Jefferson and Shelby County, Alabama.

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This is a second mortgage taken subject to that certain mortgage from John C. Coggin and wife, Diana L. Coggin to Collateral Investment Company dated August 6, 1979, in amount of \$61,150.00, and recorded in Real 1801 page 112 (Jefferson) and Mortgage Book 394 page 726 (Shelby); which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 32 page 386 (Shelby County).

Handwritten signatures and notes:
Caraway
1525-252774-710
Rish 25274-2802

together with all rents and other revenues thereof and all rights, privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in any wise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by the Mortgagors in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric and other heating, lighting, ventilating, air conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling and other equipment and fixtures attached or appertaining to said premises, all of which ("mortgaged property") shall be deemed realty and conveyed by this mortgage.

TO HAVE AND TO HOLD the same and very part thereof the said Mortgagee, its successors and assigns forever.

And for the purpose of further (i) securing the payment of all indebtedness of Mortgagors to Mortgagee incurred pursuant to the EQUITY ASSETLINE AGREEMENT, including, without limitation, the said initial advance and any and all FUTURE ADVANCES made by Mortgagee pursuant to said AGREEMENT, including any renewals or extensions of same, (ii) securing the payment of all other indebtedness, now or hereafter owed, by Mortgagors to Mortgagee, not incurred pursuant to said AGREEMENT, except that Mortgagors' home shall not secure any such other indebtedness incurred for personal, family, or household purposes, and (iii) securing compliance with all of the stipulations contained in said AGREEMENT and contained herein, the Mortgagors covenant and agree as follows:

1. That they are lawfully seized in fee and possessed of said mortgaged property and have a good right to convey the same as aforesaid, that they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that said property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned.

CURRENT AD VALOREM TAXES, EASEMENTS AND RESTRICTIONS OF RECORD.

2. That they will pay all taxes, assessments, or other liens taking priority over this mortgage when imposed legally upon said mortgaged property and should default be made in the payment of same, or any part thereof, said Mortgagee may pay the same.

3. That they will keep the buildings on said premises continuously insured in such amounts, and in such manner as may be satisfactory to the Mortgagee against loss by fire and such other hazards as Mortgagee may specify, with loss, if any, payable to said Mortgagee, and will deposit with Mortgagee policies for such insurance and will pay premiums therefore as the same become due. The insurance coverage may be obtained from a person of Mortgagors choice, provided, however, that Mortgagee reserves the right to refuse to accept, for reasonable cause, an insurer offered by Mortgagors. Mortgagors shall give immediate notice in writing to Mortgagee of any loss or damages to said premises caused by any casualty. If Mortgagors fail to keep said property insured as above specified, the Mortgagee may insure said property for its insurable value against loss by fire and other hazards for the benefit of the Mortgagee. The proceeds of such insurance shall be paid by insurer to Mortgagee which is hereby granted full power to settle and compromise claims under all policies and to demand, receive and receipt for all sums becoming due thereunder; said proceeds, if collected, to be credited on the indebtedness secured by this mortgage, less cost of collecting same, or to be used in repairing or reconstructing the premises as the Mortgagee may elect; all amounts so expended by said Mortgagee for insurance or for the payment of taxes, assessments or any other prior liens shall become a debt due said Mortgagee additional to the indebtedness herein described and at once payable without demand upon or notice to any person, and shall be secured by the lien of this mortgage and shall bear interest at the highest legal rate from date of payment by said Mortgagee and at the election of the Mortgagee and without notice to any person, the Mortgagee may declare the entire indebtedness secured by this mortgage due and payable and this mortgage subject to foreclosure and same may be foreclosed as hereinafter provided.

4. To take good care of the mortgaged property above described and not commit or permit any waste thereon, and to keep the same repaired and at all times to maintain the same in as good condition as it now is, reasonable wear and tear alone excepted.

5. That no delay or failure of the Mortgagee to exercise any option to declare the maturity of any debt secured by this mortgage shall be taken or deemed as a waiver of the right to exercise such option or to declare such forfeiture either as to past or present default on the part of said Mortgagors, and that the procurement of insurance or payment of taxes by the Mortgagee shall not be taken or deemed as a waiver of the right to declare the maturity of the indebtedness hereby secured by reason of the failure of the Mortgagors to procure such insurance or to pay such taxes, it being agreed that no terms or conditions contained in this mortgage can be waived, altered, or changed except as evidenced in writing signed by the Mortgagors and by the Mortgagee.

6. That they will (i) pay and discharge all indebtedness of Mortgagors to Mortgagee incurred pursuant to the said AGREEMENT, including, without limitation, the said initial advance and any and all FUTURE ADVANCES made by Mortgagee pursuant to said AGREEMENT, including any renewals or extensions of same, as they shall become due and payable, (ii) pay and discharge all other indebtedness, whenever incurred, of Mortgagors, or any of them, to Mortgagee, not incurred pursuant to said AGREEMENT, as such other indebtedness shall become due and payable, and (iii) comply with all of the stipulations contained in the said AGREEMENT and the stipulations contained herein.

7. That after any default on the part of the Mortgagors, the Mortgagee shall, upon bill filed or other proper legal proceeding being commenced for the foreclosure of this mortgage, be entitled as a matter of right to the appointment by any competent court or tribunal without notice to any party, of a receiver of the rents, issues and profits of said premises, with power to lease and control the said premises and with such other powers as may be deemed necessary, and that a reasonable attorney's fee shall, among other expenses and costs, be fixed, allowed and paid out of such rents, issues and profits or out of the proceeds of the sale of said mortgaged property.

8. That all the covenants and agreements of the Mortgagors herein contained shall extend to and bind their heirs, executors, administrators, successors and assigns, and that such covenants and agreements and all options, rights, privileges and powers herein given, granted or secured to the Mortgagee shall inure to the benefit of the heirs, successors or assigns of the Mortgagee.

9. That the debt hereby secured shall at once become due and payable and this mortgage subject to foreclosure as herein provided at the option of the holder hereof when and if any statement of lien is filed under the statutes of Alabama relating to liens of mechanics and materialmen, without regard to the form and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof, or of the lien on which such statement is based.

10. Encumbrance or Transfer of the Property. That they will not sell or transfer the mortgaged property, and that they will not create or permit to exist any mortgage, encumbrance or other lien not herein mentioned (except the creation of a purchase money security interest in household appliances) upon the mortgaged property, without Mortgagee's prior written consent. If Mortgagors violate this covenant, Mortgagee may at Mortgagee's option, declare all the sums secured by this mortgage to be immediately due and payable.

Further, Mortgagors covenant that they shall, if any such mortgage, encumbrance or lien is created without Mortgagee's written consent, make or cause to be made effective provision whereby the AGREEMENT, including all FUTURE ADVANCES, will be secured by such mortgage, encumbrance or lien equally and ratably with any other debt hereby secured.

If Mortgagee exercises such option to accelerate, Mortgagee shall mail Mortgagors notice of acceleration. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Mortgagors may pay the sums declared due. If Mortgagors fail to pay such sums prior to the expiration of such period Mortgagee may, without further notice or demand on Mortgagors, invoke any remedies permitted hereunder.

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11. Plural or singular words used herein to designate the undersigned Mortgagors shall be construed to refer to the maker or makers of this mortgage, whether one or more persons or a corporation.

UPON CONDITION, HOWEVER, that if the Mortgagors shall well and truly pay and discharge the indebtedness hereby secured, including any and all ADVANCES and FUTURE ADVANCES made under the AGREEMENT (which include payment of taxes and insurance, the satisfaction of prior encumbrances and any other indebtedness owed to the Mortgagee by the Mortgagors before the full payment of this mortgage) as it shall become due and payable and shall in all things do and perform all acts and agreements contained in the AGREEMENT and by them herein agreed to be done according to the tenor and effect hereof, then and in that event only this conveyance shall be and become null and void; but should default be made in the payment of the indebtedness hereby secured, including any and all ADVANCES and FUTURE ADVANCES under the AGREEMENT, or any renewals or extensions thereof or any part thereof or should any interest thereon remain unpaid at maturity, or should default be made in the repayments thereof or any part thereof or should any interest thereon remain unpaid at maturity, or should the interest of any sum expended by said Mortgagee under the authority of any of the provisions of this mortgage or should the interest of said Mortgagee 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, or should a petition to condemn any part of the mortgaged property be filed by any authority having power of eminent domain, or should any law, either federal or state, be passed imposing or authorizing the imposition of a specific tax upon this mortgage or the debt hereby secured, or permitting or authorizing the deduction of any such tax from the principal or interest secured by this mortgage or by virtue of which any tax or assessment upon the mortgaged premises shall be charged against the owner of this mortgage or should at any time any of the stipulations contained in this mortgage be declared invalid or inoperative by any court of competent jurisdiction or should the Mortgagors fail to do and perform any other act or thing herein required or agreed to be done, then in any of said events the whole of the indebtedness hereby secured, or any portion or part of same may not as said date have been paid, with interest thereon, shall at once become due and payable and this mortgage subject to foreclosure at the option of the Mortgagee, notice of the exercise of such option being hereby expressly waived; and the Mortgagee shall have the right to enter upon and take possession of the property hereby conveyed and after or without taking such possession to sell the same before the County Court House door in the county wherein the property is located, and, if the property is situated in two or more counties, in any such county, at public outcry for cash, after first giving notice of the time, place and terms of such sale by publication once a week for these consecutive weeks prior to said sale in some newspaper published in said County, and upon the payment of the purchase money the Mortgagee, or owner of the debt and mortgage, or auctioneer, shall execute to the purchaser for and in the name of the Mortgagors a good and sufficient deed to the property sold; the Mortgagee shall apply the proceeds of said 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 may then be necessary to expend in paying insurance, taxes and other encumbrances, with interest thereon; third, to the payment in full of the principal indebtedness and interest thereon, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the date of sale; and fourth, the balance, if any, to be paid over to the said Mortgagors or to whomever then appears of record to be the owner of said property. The Mortgagee may bid and become the purchaser of the mortgaged property at any foreclosure sale thereunder.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s) this 27 day of June 1988
+ Benjamin J. Wirt (Seal)
Benjamin L. Wirt
+ Susan L. Wirt (Seal)
Susan L. Wirt Mortgagors

This instrument was prepared by:
NAME Robin D. Cunningham
ADDRESS First Alabama Bank/Real Estate Dept

SOURCE OF TITLE

BOOK		PAGE		
Subdivision	Lot	Plat Bk	Page	
QQ	Q	S	T	R

CERTIFICATE
Check applicable certificate.

State of Alabama
Jefferson County

RESIDENTIAL. Mortgagors and Mortgagee herein certify that residential property is conveyed by this mortgage and that the maximum principal indebtedness to be secured by this mortgage at any one time is 10,000.00 upon which the mortgage tax of 15.00 is paid herewith, as allowed by Alabama Code 40-22-2(1)(b) (1975).

-OR-

NON-RESIDENTIAL. In compliance with Alabama Code 40-22-2(2)(b) (1975), the Mortgagee of this mortgage hereby certifies that the amount of indebtedness presently incurred is _____ upon which the mortgage tax of _____ is paid herewith and Mortgagee agrees that no additional or subsequent advances will be made under this mortgage unless the mortgage tax on such advances is paid into the appropriate office of the Judge of Probate of _____ County, Alabama, no later than each September hereafter or an instrument evidencing such advances is filed for record in the above said office and the recording fee and tax applicable thereto paid.

+ Benjamin J. Wirt
Benjamin L. Wirt
+ Susan L. Wirt
Susan L. Wirt Mortgagors

FIRST ALABAMA BANK
BY: Marie Williams
TITLE Marie Williams
Mortgagee

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THE STATE OF ALABAMA,
Jefferson COUNTY.

I, The undersigned authority _____, a Notary Public in and for said County, in said State,
hereby certify that Benjamin L. Wirt and wife, Susan L. Wirt

whose name 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27 day of June, 1988

[Signature]
Notary Public
My Commission Expires July 31, 1988

THE STATE OF ALABAMA,
_____ COUNTY.

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____

whose name _____ signed to the foregoing conveyance and who _____ known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of _____, 19____.

STATE OF ALA. JEFFERSON Notary Public
COUNTY, THIS INSTRUMENT
WAS FILED

THE STATE OF ALABAMA,
_____ COUNTY.

15.00
11
26.00

1988 JUN 30 AM 9:16

REC. OF DEEDS & MORTGAGES TAX
& \$ _____

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____

of the _____, a corporation, whose name is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this _____ day of _____, 19____.

Notary Public

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 12 PM 6:51

[Signature]
JUDGE OF PROBATE

- 1. Deed Tax \$ _____
- 2. Mtg. Tax *Day Pd in Off. Co.*
- 3. Recording Fee 10.00
- 4. Indexing Fee 1.00
- TOTAL 11.00

FIRST ALABAMA BANK

BENJAMIN L. WIRT AND WIFE, SUSAN
L. WIRT

Maintained TO
Carraway First
Alabama
Bank

1531 25th Street,
Birmingham, Alabama 35234

MORTGAGE

THE STATE OF ALABAMA,
_____ COUNTY.

Office of the Judge of Probate.

I hereby certify that the within mortgage was

filed in this office for record on the _____

day of _____, 19____

at _____ o'clock _____ M., and duly recorded

in Volume _____ of Mortgages, at page _____

and examined.

Judge of Probate.

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CARRAWAY BRANCH