

CLINT E. BRUESS
SUSAN J. LAING
1505 FAIRWAY VIEW DRIVE
BIRMINGHAM, AL. 35244
MORTGAGOR
"I" Includes each mortgagor above.

This instrument was prepared by
(Name) KELLI S. HARPER
(Address) 213 N. 20TH STREET BHAM, AL. 35203

SECOR BANK, FEDERAL SAVINGS BANK

MORTGAGEE
"You" means the mortgagee, its successors and assigns.

REAL ESTATE MORTGAGE: For value received, I, CLINT E. BRUESS AND WIFE, SUSAN J. LAING

grant, bargain, sell and convey to you, with power of sale, to secure the payment of the secured debt described below, on _____, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements, together with all fixtures, appliances, machinery, equipment and other articles of personal property at any time installed in, attached to, or situated in or on the real estate, or the buildings and improvements to be erected on the real estate, or to be used or intended to be used in connection with the real estate, or in the operation of the buildings, improvements, plant, business or dwelling on the real estate, whether or not the personal property is or shall be affixed to the real estate (all of which is called the "property").

PROPERTY ADDRESS: 1505 FAIRWAY VIEW DRIVE, BIRMINGHAM, Alabama 35244
(Street) (City) (Zip Code)

LEGAL DESCRIPTION:

LOT 701, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, SEVENTH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 176 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

located in SHELBY County, Alabama.

TITLE: I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and assessments not yet due and PRIOR MORTGAGE TO SECOR BANK DATED 11/18/88 AND FILED 11/28/88 IN REAL VOLUME 215, PAGE 283. CORRECTED MORTGAGE FILED IN REAL VOLUME 225, PAGE 647.

SECURED DEBT: This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I owe you under this mortgage or under any instrument secured by this mortgage, all advances made to me hereunder, any amounts I owe you under any future renewals, extensions or modifications of any instrument secured by this mortgage, and any sums I owe you under promissory notes, homeowner's cash reserve agreements or other documents executed in substitution of or for any instrument secured by this mortgage.

The secured debt is evidenced by (List all instruments and agreements secured by this mortgage and the dates thereof.):

- ☐ _____
- ☐ Future Advances: All amounts owed under the above agreement are secured even though not all amounts may yet be advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.
- ☒ Revolving credit loan agreement dated 8/18/89. All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.

The above obligation is due and payable on 8/18/2009 if not paid earlier.
The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of: TWELVE THOUSAND AND NO/100 Dollars (\$ 12,000.00), plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest on such disbursements.

- ☐ Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.
☐ A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and made a part hereof.

TERMS AND COVENANTS: I agree to the terms and covenants contained in this mortgage and in any riders described below and signed by me.

- ☐ Commercial ☐ Construction ☐ _____

SIGNATURES:

X CLINT E. BRUESS (Seal)
CLINT E. BRUESS

(Seal)

X SUSAN J. LAING (Seal)
SUSAN J. LAING

(Seal)

WITNESSES:

KELLI S. HARPER

ACKNOWLEDGMENT: STATE OF ALABAMA, JEFFERSON County ss:

I, THE UNDERSIGNED, a Notary Public in and for said county and in said state, hereby certify that CLINT E. BRUESS AND WIFE, SUSAN J. LAING

Individual [whose name(s) 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, HAVE executed the same voluntarily on the day the same bears date.

Corporate [whose name(s) as _____ of the _____ a corporation, 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, he _____, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 18TH day of AUGUST, 1989.
My commission expires:

MY COMMISSION EXPIRES MAY 24, 1993

Kelli S. Harper
(Notary Public)

COVENANTS

1. **Payments.** I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.

2. **Claims against Title.** I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property against any claims which would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.

3. **Insurance.** I will keep the property insured under terms acceptable to you at my expense and for your benefit. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.

4. **Property.** I will keep the property in good condition and make all repairs reasonably necessary.

5. **Expenses.** I agree to pay all your expenses, including reasonable attorneys' fees if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorneys' fees include those awarded by an appellate court. I will pay these amounts to you as provided in Covenant 10 of this mortgage.

6. **Default and Acceleration.** If I fail to make any payments when due, or break any covenants under this mortgage or any obligations secured by this mortgage, or sell or transfer the property without your prior written consent, you are authorized to take possession of the mortgaged property, and with or without taking possession of said property after advertising the time, place and terms of sale, for three successive weeks immediately prior to sale thereof in some newspaper published in the county in which the property is situated, proceed to sell the property covered by this mortgage in lots or parcels or en masses as you, your agents or assigns deem best, at the courthouse door in the county in which the mortgaged property or a part thereof is situated. If the mortgaged property is situated in Jefferson County, Alabama the sale will be conducted at the door of the courthouse of the Jefferson County, Alabama, in Birmingham, 21st Street entrance, at public outcry, to the highest bidder for cash, the proceeds of sale to be applied first to the payment of any liens for taxes, assessments or other prior charges against the property and second to the payment of expenses of sale, including the costs of advertising and reasonable attorney's fees, together with the cost of executing and recording deeds to the purchaser. Thirdly, any balance shall be applied to the payment of the indebtedness owed you and secured by this mortgage. You are hereby authorized to bid for and become the purchaser of the property at any such sale, and we do hereby authorize your attorney making the sale to execute deed to the purchaser of the property covered by this mortgage.

7. **Assignment of Rents and Profits.** I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.

8. **Waiver of Homestead.** I hereby waive all right of homestead exemption in the property.

9. **Leaseholds; Condominiums; Planned Unit Developments.** I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

10. **Authority of Mortgagee to Perform for Mortgagor.** If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.

Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect on the secured debt.

11. **Inspection.** You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.

12. **Condemnation.** I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.

13. **Waiver.** By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.

14. **Joint and Several Liability; Co-signers; Successors and Assigns Bound.** All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt I do so only to mortgage my interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

15. **Notice.** Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on the front side of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

16. **Transfer of the Property or a Beneficial Interest in the Mortgagor.** If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.

17. **Release.** When I have paid the secured debt, you will discharge this mortgage without charge to me. I agree to pay all costs to record this mortgage.

18. **Due-On-Sale.** Without your prior written consent, we will abstain from and will not cause or permit any sale, exchange, transfer or conveyance of all or any part of the mortgaged property or any interest therein, voluntarily or by operation of law. Upon any such sale, exchange, transfer or conveyance all sums owed and secured by this mortgage, shall, at your sole option and discretion become immediately due and payable and, in such event, you may exercise remedies provided in paragraph 6 above.

CLINT E. BRUESS
SUSAN J. LAING
1505 FAIRWAY VIEW DRIVE
BIRMINGHAM, AL. 35244
Borrower's Name and Address
"You" means each borrower above, jointly and severally.

SECOR Bank, Federal Savings Bank
110 Office Park Drive, P.O. Box 1745
Birmingham, Alabama 35202
SECOR BANK
Lender's Name and Address
"We" or "us" means the lender named above.

No. 0004102018	Minimum Advance \$ 100.00	Triggering Balance \$ N/A
Date AUGUST 18 19 89	Payment Date: 15th day	Billing Cycle: Ends the last day
Trans. Acct. # 0004102018	of every month	of every month
Line of Credit \$ 12,000.00		

HOMEOWNER'S CASH RESERVE

GENERALLY: When we use the term "loan account balance" in this agreement, we mean the sum of the unpaid principal of loans made under this plan, plus unpaid finance charges which have accrued, plus credit insurance premiums which are due. The term "transaction account" means the account you have with us, the account number of which is listed at the top of the form on the line labeled "Trans. Acct. #". The term "Line of Credit" means the maximum amount we will ordinarily allow the unpaid principal of your loan account balance to be at any one time. If any term in this agreement violates any law or for some other reason is not enforceable, that term will not be a part of this agreement. The other terms in this agreement will remain effective, however. This agreement is subject to the laws of the state of Alabama.

HOW FINANCE CHARGES ARE COMPUTED: To calculate your finance charge and average daily balance, we first determine the daily balance of your loan for each period where there is a balance change or a rate change. Balance changes may be due to advances or debits on your account, which are added to the balance, or payments or credits, which are subtracted from the balance. Rate changes will occur as often as the base rate changes (refer to terms and conditions of the variable rate and interest rate option paragraphs below for scheduled rate changes). For the period during which the appropriate balance applies, we determine the number of days active and multiply the sum of the days active times the daily balance to determine the periodic daily balance. Then we calculate the daily periodic rate (interest rate divided by the number of days in the year) for the period which applies to the periodic daily balance. This figure is multiplied times the periodic daily balance to determine the amount of finance charge which applies to the periodic daily balance. Then we add all of the periodic daily balances and divide by the sum of the number of days active to determine the average daily balance. The finance charges which applies to each periodic daily balance are totaled to determine the amount of finance charge calculated for the billing cycle. The number of days in each billing cycle varies depending upon the number of calendar days in each month covered by the billing cycle. The billing cycle ends on the statement date listed on the front of your monthly statement and begins on the first day after the previous statement date.

The amount of finance charge listed on the front of your monthly statement is based upon daily balances from the beginning to the end of the current billing cycle, calculated in accordance with the preceding paragraph. Any payment made in excess of the minimum monthly payment listed on the front of the monthly statement will be applied to any finance charge accrued from the end of the statement cycle to the payment posting day, then any remainder will be applied to the principal balance. Finance charges in the succeeding month reflected on your statement will continue to be calculated in accordance with the above paragraph, however, the amount you actually owe in finance charge will consider previous payments in excess on the minimum payment, which were applied to any finance charge accrued to the payment posting date.

The periodic rate of FINANCE CHARGE today is .034246 % which is equal to an ANNUAL PERCENTAGE RATE of 12.50 %.

VARIABLE RATE: The annual percentage rate may change, and will always be 2.00 percentage points above the following "base rate":

***SEE BELOW** The base rate will be established on the first day of each month. The annual percentage rate may increase if this "base rate" increases. An increase in the base rate and annual percentage rate will result in an increase in the finance charge and it may have the effect of increasing your periodic payment amount. A decrease will have the opposite effect of an increase disclosed above. In no event will the Annual Percentage Rate exceed 18% or be lower than 8%.

Any time your finance charge would be greater than zero, but less than \$.50, we will charge a minimum monthly finance charge of \$.50.

Base rate changes will take effect depending upon the option chosen below under "Interest Rate Options."

INTEREST RATE OPTIONS (Choose One):

- X ☐ Base rate and annual percentage rate will be adjusted monthly on the first day of each month, provided the base rate has changed on that day.
- X ☒ Base rate and annual percentage rate will be adjusted on the billing cycle closing date following the third (3rd) anniversary date of this agreement and subsequently every three (3) years until maturity.
- Should you wish to convert to a monthly base rate change from a three (3) year anniversary date change (or vice versa), a new Homeowner's Cash Reserve agreement subject to our approval must be signed. Conversion to either of the two (2) options above can only be made on the third (3rd) anniversary date of this agreement.

SECURITY: To secure the payment of what you owe, we have the right of set-off. This means we can pay the amount you owe us out of money that we are required to pay you (such as money in your savings or checking account). However, we cannot use in this way money in your IRA or other tax-deferred retirement account. State law may further limit our right of set-off.

We have also secured your obligations under this plan by taking a security interest (by way of a separate security agreement, mortgage or other instrument dated 8/18 19 89) in the following property, described by item or type:

LOT 701, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, SEVENTH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 176 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

** BASE RATE--WALL STREET JOURNAL PRIME RATE

☐ If checked, collateral securing other loans you have with us may also secure loans under this agreement. You may buy property insurance from anyone you want who is acceptable to us, or you may provide the insurance through an existing policy. If you buy the insurance from or through us, your premium will be

CREDIT INSURANCE: Credit life insurance is not required to obtain credit. We will provide no coverage unless you sign and agree to pay the additional cost. The rates listed to the right are applied to the loan account balance at the end of each billing cycle to determine the premium. The premium is then added to the loan account balance. All insurance requests are subject to the approval by the credit insurance company.

	Type	Rate
You ☐ do ☒ do not want credit life		
You ☐ do ☒ do not want		
X ☒ Initial	CEB	
X ☒ Initial	SJL	

ADDITIONAL FEES: You agree to pay a membership fee of \$40.00 per year in order to participate in this plan. We will add this amount to your minimum payment in the month during which it is assessed. Assessment will be made on an annual basis and on the anniversary date of this agreement.

- You agree to pay a late charge equal to 5% of the monthly payment if paid 10 days or more after the due date, but not less than \$.50 and not more than \$100.00.
- You also authorize us to bill you for miscellaneous fees for costs we incur in processing your account. These fees are governed by State Law, and include but shall not be limited to check issuance charge, return check fee, and any additional charges incurred by us in periodic review of your account. These fees will be added to your account balance when incurred by us.
- THE FOLLOWING ARE CLOSING COSTS:

	Paid by You Separately	Extended as Credit Under Your Account
APPRAISAL FEE	\$	\$
PROPERTY SURVEY	\$	\$
TITLE INSURANCE/TITLE OPINION	\$	\$
RECORDING FEES	\$	\$
ATTORNEY'S FEES	\$	\$
PROPERTY DAMAGE INSURANCE	\$	\$
OTHER CHARGES	\$	\$
TOTAL TO BE CHARGED TO YOUR ACCOUNT	\$	\$
TOTAL PAID SEPARATELY BY YOU	\$	

ATTORNEY'S FEES: If you default on this agreement and we retain the services of any attorney to collect what you owe under this agreement, you agree to pay a reasonable attorney's fee not exceeding 15% of the unpaid debt after default. However, if the unpaid debt does not exceed \$300.00, you do not agree to pay our reasonable attorney's fees.

NOTICE: See the reverse side for additional terms and for information about your rights in the event of a billing error.

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By: _____

SECOR BANK, FEDERAL SAVINGS BANK

SIGNATURES: By signing below, you agree to the terms on both sides of this agreement and you promise to pay any amounts you owe under this agreement. You also state that you received a completed copy of the agreement on today's date.

CAUTION - IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT.

Signature: _____

CLINT E. BRUESS
SUSAN J. LAING

ADDITIONAL TERMS

HOW THE LOAN IS ADVANCED: When you request a loan, we will advance exactly the amount you request, so long as the requested amount equals or exceeds the minimum advance listed on the front of the form. We will make the advance by depositing the amount in your transaction account, by advancing the money directly to you, or by paying a designated third person or account, depending on how we agree to make the advance. We will record the amount as a loan in your loan account.

If your request is for less than the minimum advance, we may, at our option, grant the request. However, granting the request does not mean we will be required to grant requests for less than the minimum advance in the future. We always have the option to deny any such request.

However, we will not ordinarily grant any request for a loan which would cause the unpaid principal of your loan account balance to be greater than the Line of Credit listed on the front of the form. We may, at our option, grant such a request without obligating ourselves to do so in the future.

REQUESTING A LOAN: You request a loan under this plan whenever you:

- * request in person that you be advanced directly an amount at least as large as the minimum advance listed above.
- * write a check for at least the minimum advance listed above using one of the special checks you have for that purpose.

CHANGING THE TERMS OF THIS AGREEMENT: We reserve the right to change any term of this agreement. However, no change will be effective until at least 15 days after we send written notice to you of the change. We will send the notice to your address listed above. (You should inform us of any change in address.) Such changes in the terms of this agreement may include, but shall not be limited to, changes in minimum payment amount, use of an index for the "base rate" different than the current base rate index, changes in annual percentage rate (including margin above the base rate), or any terms of repayment including maturity date of the loan.

DEFAULT: You will be in default on this agreement if any of the following occur: (a) you fail to make a payment when due; (b) you don't comply with any duty you have under this agreement or any agreement securing this agreement; (c) you die; (d) we reasonably feel we will have difficulty collecting what you owe under this agreement or any other agreement you have with us or we feel any collateral securing this agreement, and any loans advanced hereafter, is impaired in any form or fashion which may result in reduced value or marketability.

REMEDIES: We may do any or all of the following if you are in default: (a) we may require you to immediately pay all amounts you owe us under this agreement; (b) we may deny any request for credit which you have made but which we have not yet granted; (c) we may use our right of set-off unless prohibited; (d) we may use any remedy provided by state or federal law; and (e) we may use any remedy provided in any agreement which secures loans under this agreement.

Even if we choose not to use one of our remedies when you default, we can still use that remedy if you default again. If we do not use a remedy when you default, we can still consider your action as a default in the future.

CREDIT INFORMATION: You agree to supply us with whatever information we reasonably need to decide whether to continue this plan. Such information shall include but not be limited to copies of Federal income tax returns, financial statement of assets and liabilities and verification of employment and salary. You authorize us to make or have made any credit inquiries we feel are necessary, and you also agree to authorize the persons or agencies to whom we make the inquiries to supply us with the information we request. You also agree to authorize an appraisal by an appraiser satisfactory to us, at no expense to us, of the property securing this loan if we deem to be a necessary and reasonable requirement.

REVIEW OF THE ACCOUNT: Every two (2) years or earlier at our option, you agree to allow us to review your account. Said review is to include but not be limited to review of any credit information you furnish us promptly upon our request, a request for a new appraisal should we require it of the property securing this account and review of any other terms and conditions of this agreement. Unless we notify you in writing to the contrary, your account will automatically be renewed for an additional two (2) years period on the existing terms and conditions then in effect. However, in no case shall renewal period extend past the original maturity date of this agreement.

TERMINATION OF THE ACCOUNT: This agreement can be ended by you or by us at any time, upon giving written notice. However if any amount is owed under this agreement you agree to repay the account, in case of our request for termination, equal to or at our option greater than, the minimum monthly repayment due at time of termination.

PROPERTY INSURANCE: You are required to obtain and maintain insurance on the improvements on the real property which is collateral for your account. The insurance policy must name us as mortgagee and must provide for at least 10 days notice to us prior to cancellation. We may also require flood damage insurance. You may provide such insurance through an existing policy or a policy independently obtained and paid by you. If you fail to maintain insurance on the property you have mortgaged to secure your account, we may (but are under no obligation to) purchase such insurance and charge the cost to your account.

PERIODIC STATEMENT: You will be mailed a periodic statement each month. You agree to notify us in writing within 60 days of our mailing the periodic statement to you of any errors or questions respecting your account. The periodic statement will show the outstanding balance on your account at the beginning of the billing cycle called the "Previous Balance" the amount, date and a brief description of each advance or other charge debited your account during the billing cycle; the amount, date and a brief description of any payments or credits to your account; the amount of any finance charge debited to your account during the billing cycle; and the outstanding balance of your account on the closing date of the billing cycle called the "New Balance." A billing cycle shall be the period commencing on the beginning of a particular day of one month and ending on the close of the date immediately preceding the corresponding day in the next month.

STOP PAYMENT ON CHECKS: You may request Secor Bank to stop payment on a check by going by your nearest Secor Bank office during normal business hours, which are Monday through Thursday 9:00 a.m. to 4:30 p.m. and Friday 9:00 a.m. to 6:00 p.m., excluding Holidays. You must tell us the party to whom the check is payable, the check number, and the date and amount of the check. We must receive your written authorization to make the stop payment request. If you choose to stop payment on any check; you agree to pay our standard service charge of \$12.00.

UNAUTHORIZED CHECK TRANSACTIONS AND FORGERIES: Our records will be deemed correct unless you timely establish with us that we made an error. It is essential that any unauthorized checks, alterations or forgeries (collectively referred to as "exceptions") be reported to us as promptly as possible. Otherwise we may not be liable for such exceptions. Therefore, it is necessary that you carefully examine each monthly periodic statement and report any exceptions to us. We will not return any checks to you after they are paid, but you may obtain copies if needed. You agree that this is a reasonable manner for making checks available to you and agree to pay any charge that we may reasonably impose for providing you with copies of any paid checks.

In order to determine whether you have acted in a prompt and reasonable manner in reviewing your statement and reporting any forgeries or alterations to us, you agree that we may impose the following time limitations:

- (1) You must request that we send any suspected forged or altered item to you within sixty (60) days after the monthly periodic statement covering such item which was sent by us and (2) you must report any suspected forgery or alterations to us within (30) days after we send the requested item to you. If you fail to request any disputed item or discover and report any forgery or alteration to us within the periods specified above, we may not be liable for such exception. You further agree that we are not required to retain the original of any check for any period beyond those specified above.

HOW TO REPAY YOUR LOAN: On or before each payment date (see top of form) you must make a minimum payment to reduce your debt. The minimum amount is 1 1/2% of the sum of your loan account balance on the last day of the billing cycle, finance charge calculated for the current statement cycle, plus any unpaid finance charges. Any unpaid and billed payments including any late charges assessed will also be added to your minimum payment. If your loan account balance on a payment date is less than the minimum amount, you must pay only the amount of your loan account balance plus any accrued finance charge.

You can pay off all or any part of what you owe at any time. However, so long as you owe any amount you must continue to make your periodic minimum payment. The amounts you pay will first reduce billed and unpaid payments, accrued finance charges, then the amount of unpaid loans. Any delinquent payments will first be satisfied from the payment you make. All payments mailed should be sent to P.O. BOX C - 459, Birmingham, Alabama 35283-0459. Payments will also be accepted at any Secor Bank Branch Location.

YOUR BILLING RIGHTS KEEP THIS NOTICE FOR FUTURE USE

This notice contains important information about your rights and our responsibilities under the Fair Credit Billing Act.

Notify Us In Case of Errors or Questions About Your Bill

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at the address listed on your bill. Write to us as soon as possible. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- * Your name and account number.
- * The dollar amount of the suspected error.
- * Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are not sure about.

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If you have authorized us to pay your Home Equity bill automatically from your savings, or checking account, you can stop the payment on any amount you think is wrong. To stop the payment your letter must reach us three business days before the automatic payment is scheduled to occur.

Your Rights and Our Responsibilities After We Receive Your Written Notice

We must acknowledge your letter within 30 days, unless we have corrected the error by then. Within 90 days, we must either correct the error or explain why we believe the bill was correct.

After we receive your letter, we cannot try to collect any amount you question, or report you as delinquent. We can continue to bill you for the amount you question, including finance charges, and we can apply any unpaid amount against your credit limit. You do not have to pay any questioned amount while we are investigating, but you are still obligated to pay the parts of your bill that are not in question.

If we find that we made a mistake on your bill, you will not have to pay any finance charges related to any questioned amount. If we didn't make a mistake, you may have to pay finance charges, and you will have to make up any missed payments on the questioned amount. In either case, we will send you a statement of the amount you owe and the date that it is due.

If you fail to pay the amount that we think you owe, we may report you as delinquent. However, if our explanation does not satisfy you and you write to us within ten days telling us that you still refuse to pay, we must tell anyone we report you to that you have a question about your bill. And, we must tell you the name of anyone we reported you to. We must tell anyone we report you to that the matter has been settled between us when it finally is.

If we don't follow these rules, we can't collect the first \$50 of the questioned amount, even if your bill was correct.

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

89 AUG 23 PM 3:25

JUDGE OF PROBATE

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ADDENDUM

The FINANCE CHARGE and ANNUAL PERCENTAGE RATE depicted on the attached Homeowners Cash Reserve Agreement have been computed by adding

1.50% to the base rate rather than two (percentage points),

as depicted in the agreement. On the third anniversary date the annual percentage rate will revert to and equal two percentage points above the base rate, with the finance charge adjusted accordingly.

SECOR Bank, Federal Savings Bank

1. Deed Tax	\$
2. Mtg. Tax	18.00
3. Recording Fee	12.50
4. Indexing Fee	1.06
TOTAL	34.50

By: RONNIE MORROW

Signature: CLINT E. BRUESS

Date: AUGUST 18, 1989

Signature: SUSAN J. LAING