



**JEFFERSON TITLE CORPORATION**

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) James A. Holliman

1610 4th Avenue North

(Address) Bessemer, AL 35020

**MORTGAGE—**

STATE OF ALABAMA

JEFFERSON

COUNTY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

SCOTIA CONSTRUCTION, INC.

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

FIRST FEDERAL BANK, a Federal Savings Bank

(hereinafter called "Mortgagee", whether one or more), in the sum

of One Hundred Eighty Thousand and No/100----- Dollars

(\$ 180,000.00 ), evidenced by note bearing even date herewith, payable as follows:

On demand, bearing interest as provided in said note. This is a FUTURE ADVANCE MORTGAGE and the said \$180,000.00 indebtedness shall be advanced by mortgagee to mortgagor in accordance with a construction loan agreement of even date herewith, the terms of which agreement are made a part of this mortgage.) In addition to the said \$180,000.00 principal amount with interest, this mortgage shall also secure any and all other additional indebtedness now or hereafter owing by mortgagor to mortgagee.

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors,

SCOTIA CONSTRUCTION, INC.

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, State of Alabama, to-wit:

Lot 2302, according to the survey of Riverchase Country Club, 23rd Addition, map Book 10, Page 11, as shown in the records of the Judge of Probate of Shelby County, Alabama.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, 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 Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any 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 expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness 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 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 en masse 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 the 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 incumbrances, with 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 purchase 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 debt hereby secured.

IN WITNESS WHEREOF the undersigned SCOTIA CONSTRUCTION, INC., a corporation, has hereunto set its signature by Frank Beaton, its President, who is duly authorized, and has caused the same to be attested by its Secretary on this 11th day of June, 19 91.

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

91 JUN 14 AM 11:10

SCOTIA CONSTRUCTION, INC. (SEAL)

By Frank Beaton (SEAL)  
Frank Beaton, President

(SEAL)

(SEAL)

THE STATE of JUDGE OF PROBATE  
COUNTY }

I,  
hereby certify that

whose name signed to the foregoing conveyance, and who  
informed of the contents of the conveyance

, a Notary Public in and for said County, in said State,

known to me acknowledged before me on this day, that being

executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

, 19  
Notary Public.

THE STATE of ALABAMA  
JEFFERSON COUNTY }

I, the undersigned  
hereby certify that Frank Beaton

, a Notary Public in and for said County, in said State,

whose name as President of SCOTIA CONSTRUCTION, INC.  
a corporation, 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 such conveyance, he, as 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 the 11th

day of

June

, 19 91.

MY COMMISSION EXPIRES: 8.29.94

John R. Holl, Notary Public

1. Dead Tax	2.10.00
2. ...	2.10.00
3. ...	3.00
4. ...	3.00
5. ...	1.00
6. ...	2.19.00

MORTGAGE DEED

TO

Recording Fee \$

Deed Tax \$

This form furnished by



JEFFERSON TITLE CORPORATION

O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

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