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## MORTGAGE

STATE OF ALABAMA, COUNTY OF SHELBY  
KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Susan Richardson

hereinafter called "Mortgagor", is justly indebted to

Gus A. Pettitt

hereinafter called "Mortgagee", in the sum

of Nineteen Thousand Five Hundred and no/100..... Dollars

(\$ 19,500.00), evidenced by one promissory note of even date herewith, payable according to the terms contained therein and having a final maturity date of December first, 1996.

And Whereas, Mortgagor 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 Mortgagor, Susan Richardson, 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:

BEG @ SE COR of LT9, BLK10 GLASSCOCK SUB (4-23) TH N 134.20 TO POB N 120.90  
NE 250' (S) TO 397 CONTOUR ON LAY LAKE SWLY ALG CONTOUR 140' (S) TO 210' (S) SW TO POB  
SEC12 T24N R15E S0120'X120' IRR BEAT 2 DB201 P397 05/16/1969 PER WILL

Subject to current taxes, mineral and mining rights and easements of record.

This is a purchase money mortgage.

This mortgage and the indebtedness thereby secured, cannot be assumed by a subsequent purchaser of the subject property without the prior written consent of the mortgagee herein.

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Susan Richardson  
209 Oak St.  
Tusville, AL

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 fails to keep said property insured as above specified, or fails to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at the 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 be at once due and payable.

Upon condition, however, that if the said Mortgagor pay said indebtedness, and reimburse said Mortgagee or assigns for any amounts Mortgagee may have expended for taxes, assessments, and insurance, then this conveyance to be null and void; but should default be made in the payment of any sum expended by said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, 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 day's 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; 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; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agrees that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agrees to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned Susan Richardson

has hereunto set her signature and seal this 30 day of September, 1991

Susan Richardson

(SEAL)

SUSAN RICHARDSON

THE STATE OF ALABAMA, SHELBY COUNTY

I, Helen F. Adkins, a Notary Public in and for said County, in said State, hereby certify that Susan Richardson

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 this conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 1991

Helen F. Adkins

Notary Public.

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

91 OCT -9 AM 9:11

James H. Richardson, Jr.  
JUDGE OF PROBATE

1. Seal Tax	
2. Reg. Tax	24.25
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	33.25