

M/2300

AmSouth

NOTICE: THIS MORTGAGE SECURES AN OPEN END CREDIT PLAN WHICH CONTAINS A PROVISION ALLOWING FOR CHANGES IN THE ANNUAL PERCENTAGE RATE. INCREASES IN THE ANNUAL PERCENTAGE RATE MAY RESULT IN INCREASED MINIMUM MONTHLY PAYMENTS AND INCREASED FINANCE CHARGES. DECREASES IN THE ANNUAL PERCENTAGE RATE MAY RESULT IN LOWER MINIMUM MONTHLY PAYMENTS AND LOWER FINANCE CHARGES. THIS IS A FUTURE ADVANCE MORTGAGE AND THE PROCEEDS OF THE OPEN-END CREDIT PLAN SECURED BY THIS MORTGAGE WILL BE ADVANCED BY THE MORTGAGEE UNDER THE TERMS OF A CREDIT AGREEMENT BETWEEN THE MORTGAGEE AND THE BORROWER NAMED HEREIN.

STATE OF ALABAMA

SHELBY COUNTY

AmSouth Bank N.A. Adjustable-Rate Line of Credit Mortgage (Alabama)

THIS INDENTURE is made and entered into this 18th day of May 19 92 by and between WILLIAM J. KOOPMAN AND WIFE, LILLIANE K. KOOPMAN

hereinafter called the Mortgagor (whether one or more) and AmSouth Bank N.A., a national banking association (hereinafter called the Mortgagee)

Recitals

A. The Secured Line of Credit. Mortgagors (hereinafter called the Borrower (whether one or more) is/are) now or may become in the future justly indebted to the Mortgagee in the maximum principal amount of FIFTY THOUSAND DOLLARS AND NO/100 Dollars (\$ 50,000.00) (the Credit Limit) pursuant to a certain open end line of credit established by the Mortgagee for the Borrower under an agreement (the "Credit Agreement"), entitled

X "AmSouth Equity Line of Credit Agreement" executed by the Borrower in favor of the Mortgagee, dated May 18 1992 as AmSouth Personal Financial Services Line of Credit Agreement executed by the Borrower in favor of the Mortgagee dated 19 as amended by an amendment of even date herewith.

The Credit Agreement provides for an open-end line of credit pursuant to which the Borrower may borrow and repay, and reborrow and repay amounts from the Mortgagee up to a maximum principal amount at any one time outstanding not exceeding the Credit Limit.

B. Rate and Payment Changes. The Credit Agreement provides for finance charges to be computed on the unpaid balance outstanding from time to time under the Credit Agreement at an adjustable annual percentage rate. The annual percentage rate may be increased or decreased on the first day of each billing cycle based on changes in the "Prime Rate" as published in the Wall Street Journal. The annual percentage rate charged under the Credit Agreement during each billing cycle will be 2.00 % above the Prime Rate in effect on the first day of that billing cycle. The annual percentage rate on the date of this mortgage is 8.50 %. The annual percentage rate will increase if the Prime Rate in effect on the first day of a billing cycle increases, and will decrease if the Prime Rate in effect on the first day of a billing cycle decreases, however, the annual percentage rate will never exceed the Maximum Rate stated in the Credit Agreement. Any increase in the annual percentage rate may result in increased finance charges and increased minimum payment amounts under the Credit Agreement. Any decrease in the annual percentage rate may result in lower finance charges and lower minimum monthly payments.

C. Maturity Date. If not sooner terminated as set forth therein, the Credit Agreement will terminate twenty years from the date of the Credit Agreement, and all sums payable thereunder existing without limitation principal, interest, expenses and charges shall become due and payable in full.

D. Mortgage Tax. This mortgage secures open end or revolving indebtedness with an interest in residential real property. Therefore, under §40-22-2(1)(b), Code of Alabama 1975, as amended, the mortgage filing privilege tax shall not exceed \$15 for each \$100, or fraction thereof, of the Credit Limit of \$ 50,000.00, which is the maximum principal indebtedness to be secured by this mortgage at any one time. Although the interest rate payable on the line of credit may increase if the Prime Rate in effect on the first day of a billing cycle increases, the increased finance charges that may result are payable monthly under the Credit Agreement and there is no provision for negative amortization, capitalization of unpaid finance charges or other increases in the principal amount secured hereby over and above the Credit Limit. Therefore, the principal amount secured will never exceed the Credit Limit unless an appropriate amendment hereto is duly recorded and any additional mortgage tax due on the increased principal amount paid at the time of such recording.

Agreement

NOW, THEREFORE, in consideration of the premises, and to secure the payment of (a) all advances heretofore or from time to time hereafter made by the Mortgagee to the Borrower under the Credit Agreement, or any extension or renewal thereof, up to a maximum principal amount at any one time outstanding not exceeding the Credit Limit, (b) all finance charges payable from time to time on said advances, or any part thereof, (c) all other fees, charges, costs and expenses now or hereafter owing by the Borrower to the Mortgagee pursuant to the Credit Agreement, or any extension or renewal thereof, (d) all other indebtedness, obligations and liabilities now or hereafter owing by the Borrower to the Mortgagee under the Credit Agreement, or any extension or renewal thereof, and (e) all advances by the Mortgagee under the terms of this mortgage (the aggregate amount of all such items described in (a) through (e) above being hereinafter collectively called "Debt"), and the compliance with all the stipulations herein contained, the Mortgagor does hereby grant, bargain, sell and convey unto the Mortgagee, the following described

real estate situated in Shelby County, Alabama (said real estate being hereinafter called the "Real Estate")

Estate 28, according to the Map and Survey of Wildwood Park Residential Estates, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama.

Jefferson Title

Inst # 1992-10737

lien or encumbrance and all costs incurred in the foreclosure of this mortgage, either under the power of sale contained herein, or by virtue of the decree of any court of competent jurisdiction. The full amount of such costs incurred by the Mortgagee shall be a part of the Debt and shall be secured by this mortgage. The purchaser at any such sale shall be under no obligation to see to the proper application of the purchase money in the event of a sale hereunder, the Mortgagee, or the owner of the Debt and mortgage, or the auctioneer, shall execute to the purchaser for [redacted] in the name of the Mortgagor a deed to the Real Estate.

Plural or singular verbs used herein to designate the Borrower(s) or the undersigned shall be construed to refer to the maker or makers of the Credit Agreement and this mortgage, respectively, whether one or more natural persons, corporations, associations, partnerships or other entities. All covenants and agreements herein made by the undersigned shall bind the heirs, personal representatives, successors and assigns of the undersigned, and every option, right and privilege herein reserved or secured to the Mortgagee shall inure to the benefit of the Mortgagee's successors and assigns.

IN WITNESS WHEREOF, the undersigned Mortgagor has (have) executed this instrument on the date first written above.

William J. Koopman (Seal)
WILLIAM J. KOOPMAN (Seal)
Lillian K. Koopman (Seal)
LILLIANE K. KOOPMAN (Seal)

ACKNOWLEDGEMENT FOR INDIVIDUAL(S)

STATE OF ALABAMA

Shelby County

I, the undersigned authority, a Notary Public, in and for said county in said State, hereby certify that William J. Koopman and wife, Lillian K. Koopman whose name(s) (are) signed to the foregoing instrument, and who (is) known to me, acknowledged before me on this day that, being informed of the contents of said instrument

he X executed the same voluntarily on the date the same bears date
Given under my hand and official seal, this 18th day of May, 19 92

Linda K. Jones
Notary Public
My commission expires 11-19-94

NOTARY MUST AFFIX SEAL

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

I, the undersigned authority, a Notary Public, in and for said county in said State, hereby certify that _____ whose name as _____ of _____ a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, _____ 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
My commission expires _____

NOTARY MUST AFFIX SEAL

This instrument prepared by

(Name) BETH HILLMAN/AmSouth Bank, N.A.
(Address) P. O. Box 11007
Birmingham, Alabama 35288
CONSUMER MORTGAGE LOANS

Inst # 1992-10737
06/09/1992-10737
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
008 HCO 06.50