

# REAL ESTATE MORTGAGE

Inst. # 1992

STATE OF ALABAMA, County of SHELBY

This Mortgage made and entered into on 01/28/93 by and between MARTIN J SINS  
CAROL J SINS, Husband and Wife

AND

under hereinafter called the Mortgagors, and FORD CONSUMER FINANCE COMPANY INC

existing under the Laws of the State of NEW YORK

, hereinafter called "Corporation"

02/04/1993 02:58 PM  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCJ 60.75  
CERTIFIED

WITNESSETH: WHEREAS, Mortgagors are justly indebted to Corporation in the sum of  
THIRTY FOUR THOUSAND FOUR HUNDRED TWENTY FIVE AND 58/100-----

Dollars \$ 34,425.58 .

together with interest at the rate provided in the Note of even date herewith which is secured by this Mortgage.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of \$1.00 to the Mortgagors, cash in hand paid, the receipt of which is hereby acknowledged and for the purpose of securing the payment of the above-described Note and the payment and performance of all the covenants and agreements hereinafter stated, the Mortgagors do hereby grant, bargain, sell and convey unto Corporation that property situated in the County of SHELBY, State of Alabama, described as follows, to wit:

XXXXXXIXIXX  
Lots 11, 12, 25, 26, and 27, according to the map and survey of Brothers Addition to the Town of Wilsonville, Alabama, situated in Section 7, Township 21 South, Range 2 East, as recorded in Map Book 4, Page 59; Less and except the West 50 feet of uniform width of Lot 11 and Lot 25.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property, together with all and singular, the rights, privileges, tenements, appurtenances and improvements unto said Corporation, its successors and assigns forever. And Mortgagors do hereby warrant, covenant, and represent unto Corporation, its successors and assigns, that they are lawfully seized of the above described property in fee, have a good and lawful right to sell and convey said property, and shall forever defend the title to said property against the lawful claims and demands of all persons whomsoever, and that said real property is free

and clear from all encumbrances except

XXXX

Mortgagors warrant and covenant that all payments, conditions and provisions made and provided for in any prior encumbrances and/or other liens prior hereto, hereinafter collectively called "prior liens," shall be performed promptly when due, but if Mortgagors suffer or permit default under any prior lien, then such shall constitute a default hereunder and Corporation may, at its option and without notice, declare the indebtedness secured hereunder immediately due and payable, whether due according to its face or not, and commence proceedings for the sale of the above-described property in accordance with the provisions herein made. If default is suffered or permitted under any prior lien, then Corporation may cure such default by making such payments, or performing otherwise as the holder of the prior lien may permit, or Corporation may purchase or pay in full such prior lien, and all sums so expended by Corporation, shall be secured hereunder or under such prior lien instruments; provided however, such payment, performance and/or purchase of the prior lien by Corporation shall not for the purpose of this instrument be construed as satisfying the defaults of Mortgagors under said prior lien.

Included in this conveyance is (1) all heating, plumbing, air conditioning, lighting fixtures, doors, windows, screens, storm windows or shades, and other fixtures now attached to or used in connection with the property described above; (2) all rent, issues and profits under any lease now or hereafter existing on said premises and in the event of default hereunder, Corporation shall have the right to call upon any lessees of said property to make all future payments due Mortgagors directly to Corporation without including Mortgagors' name in said payment, and payment so made by the lessees to Corporation shall constitute payment to Mortgagors and Corporation shall have the right to receipt for such sums so paid which shall be as binding upon Mortgagors as if Mortgagors had signed the receipt themselves and the lessees are relieved of the necessity to see to the applications of any such payment.

Mortgagors promise to pay all taxes and assessments now or hereafter levied on the above-described property promptly when due.

Unless otherwise agreed herein, Mortgagors promise to procure, maintain, keep in force and pay for, insurance on all improvements now or hereafter erected on the above-described real estate, insuring same against loss or damage by fire, windstorm, and other casualties normally insured against, in such sums, with such insurers, and in an amount approved by the Corporation, as further security for the said mortgage debt, and said insurance policy or policies, with mortgage clause in favor of, and in form satisfactory to, the Corporation, and delivered to said Corporation, with all premiums thereon paid in full. If Mortgagors fail to provide insurance, they hereby authorize Corporation to insure or renew insurance on said property in a sum not exceeding the amount of Mortgagors' indebtedness for a period not exceeding the term of such indebtedness and to charge Mortgagors with the premium thereon, or to add such premium to Mortgagors' indebtedness. If Corporation elects to waive such insurance Mortgagors agree to be fully responsible for damage or loss resulting from any cause whatsoever. Mortgagors agree that any sums advanced or expended by Corporation for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. In the event of loss or damage to the property, it is agreed that the amount of loss or damage recoverable under said policy or policies of insurance shall be paid to the Corporation and Corporation is hereby empowered in the name of Mortgagors to give full acquittal for the amount paid and such amount shall be credited to the installments to become due on the Note in inverse order, that is, satisfying the final maturing installments first and if there be an excess, such excess shall be paid by Corporation to Mortgagors; but in the event such payments are not sufficient to satisfy in full the debt secured hereby, such payment shall not relieve the Mortgagors of making the regular monthly installments as same become due. Provided, however, insurance on improvements shall not be required unless the value thereof is \$300.00 or more and the amount financed, exclusive of insurance charges, is \$300.00 or more.

But this covenant is upon this condition: That if Mortgagors pay or cause to be paid to Corporation the Note above described, and shall keep and perform as required of Mortgagors hereunder, then this covenant shall be void.

But if Mortgages fail to pay promptly when due any part of said Note, or fail to pay said taxes or fail to pay for and keep in force insurance as agreed or fail to promptly pay and keep current any prior lien, or fail to perform any other covenant hereof, or if all or part of the property is sold or transferred by Mortgages without Corporation's prior written consent, then or in any of these events, Corporation is hereby authorized to declare the entire indebtedness secured hereunder, immediately due and payable without notice or demand, and take possession of the property above described (or without taking such possession), and after giving three (3) weeks' notice of the time, place and terms of sale by advertisement once a week successively in some newspaper published in the county wherein the land lies, may sell the same at public auction to the highest bidder for cash in front of the court house door of said county, and may execute title to the purchaser or purchasers and devote the proceeds of said sale to the payment of the indebtedness secured, and if there be proceeds remaining after satisfying in full said debt, same shall be paid to Mortgages or their order.

In the event of a sale under the power conferred by this Mortgage, Corporation shall have the right and it is hereby authorized to purchase said property at such sale. In the event the above-described property is sold under this Mortgage, the auctioneer making such sale or the Probate Judge of said County and State wherein the land lies, is hereby empowered and directed to make and execute a deed to the purchasers of same and the Mortgages herein covenant and warrant the title so made against the lawful claims and demands of all persons whomsoever.

In the event any prior lien is foreclosed and such foreclosure proceedings bring an amount sufficient to pay in full said prior lien and there remains an excess sum payable to Mortgages, then Mortgages do hereby assign their interest in and to said fund to Corporation, and the holder of said excess fund is hereby authorized and directed to pay same directly over to Corporation without including the name of Mortgages in said payment, and a receipt by Corporation shall be as binding on Mortgages as if Mortgages had signed same themselves, and Mortgages further relieve the party paying said sum to Corporation, of the necessity of seeing to the application of said payment.

In the event of sale of the property above described under and by virtue of this instrument, Mortgages and all persons holding under them shall be and become the tenants at will of the purchaser of the property hereunder, from and after the execution and delivery of a deed to such purchaser, with said tenants to be terminated at the option of said purchaser without notice, and Mortgages and all persons holding under or through Mortgages removed by proper court proceedings.

In the event the premises or any part thereof are taken under the power of eminent domain, the entire award shall be paid to Corporation and credited to the installments to become due on said loan agreement in inverse order, that is, satisfying the final maturing installments first, and the Corporation is hereby empowered in the name of the Mortgages, or their assigns, to receive and give acquittance for any such award or judgment whether it be joint or several.

It is specifically agreed that time is of the essence of this contract and that no delay in enforcing any obligation hereunder or of the obligations secured hereby shall at any time hereafter be held to be a waiver of the terms hereof or of any of the instruments secured hereby.

If less than two join in the execution hereof as Mortgages, or may be of the feminine sex, the pronouns and related words herein shall be read as if written in singular or feminine respectively.

The covenants herein contained shall bind, and the benefits and advantages here to, the respective heirs, successors and assigns of the parties named.

IN WITNESS WHEREOF, the said Mortgages have hereunto set their hands and seals this the day and date first above written.

X Martin J. Sims  
MARTIN J. SIMS  
X Carol J. Sims  
CAROL J. SIMS

STATE OF ALABAMA

County of Jefferson

I, the undersigned authority, a Notary Public in and for said County and State aforesaid, hereby certify that

Martin J. Sims and wife, Carol J. Sims

whose name or names 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, executed the same voluntarily on the date the same bears.

Given under my hand and official seal this 28 day of January, 1993

My commission expires 2-5-95

Margaret M. La  
Notary Public

STATE OF ALABAMA

County of \_\_\_\_\_

Office of the Judge of Probate

I hereby certify that the within mortgage was filed in this office for record on the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ M., and was duly recorded in Volume \_\_\_\_\_ of Mortgages, at page \_\_\_\_\_, and examined.

Inst. # 1993-03412

THIS INSTRUMENT PREPARED BY:

S. Kent Stewart  
Stewart, Davis & Humphrey  
1800 Colonnade Pkwy, Suite 650  
Birmingham, AL 35243

Judge of Probate

02/04/1993-03412  
02:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JGR MCD 60.75