

MORTGAGE

THIS MORTGAGE SECURES FUTURE ADVANCES — LINE OF CREDIT \$ 98,000.00

THIS MORTGAGE, entered into this 12th day of April, 1994, between Ivan Tkronn and wife Phyllis K. Krohn, herein called "Mortgagors", and NationsCredit Financial Services Corp., an Alabama corporation, having an office and place of business at 1950 Crestwood Blvd., Trondale, AL 35210, Alabama, herein called "Mortgagee",

WITNESSETH, that for the purpose of securing the payment of all loans made to Mortgagor, the performance of Mortgagor's other obligations under a Revolving Loan Agreement (which Agreement is incorporated herein by this reference), by which Mortgagee is obligated to make loans and advances up to \$ 98,000.00, hereinafter referred to as the "Line of Credit", and;

WHEREAS, the Mortgagors are desirous of securing the prompt payment of the initial advance and all future loans and advances made from time to time pursuant to and in accordance with the terms of the aforesaid Agreement,

NOW, THEREFORE, IN CONSIDERATION of such indebtedness and to secure the Agreement, and all present and future advances thereunder, the Mortgagors do hereby grant, bargain, sell and convey unto said Mortgagee, the following described real property situated in the County of Shelby, State of Alabama, described as follows:

Insert description of mortgaged property

Lot 17, Block 1, according to the survey of Kerry Downs, recorded in Map Book 5, Page 135 and 136 in the Probate Office of Shelby County, Alabama.

Inst # 1994-12226

04/14/1994-12226
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 158.00

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

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee, its successors and assigns forever; and for the purpose of further securing the payment of the indebtedness, existing under said Agreement and to further secure any and all future loans and advances which Mortgagee may make to Mortgagors under the provisions of such Agreement the Mortgagors agree to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, Mortgagors agree 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 if Mortgagors fail to keep said property insured as above specified, then the Mortgagee 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 day of payment by said Mortgagee and be at once due and payable.

Upon condition, however, that if the Mortgagors pay said indebtedness, and reimburse the Mortgagee for any amounts the Mortgagee 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 Mortgagee, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid as the same matures or at maturity, or should the interest of said Mortgagee 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, its 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 having general circulation in the county where said premises are located, sell the same in lots or parcels or en masse as Mortgagee, its agents or assigns deem best, in front of the Court House door of said county, 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 pursuant to the terms of said Agreement; 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; and Fourth, the balance, if any, to be turned over to the Mortgagors and undersigned further agree that the Mortgagee, its agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay to the Mortgagee or its assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, a reasonable attorney's fee pursuant to the terms of said Agreement.

It is expressly understood that the word "Mortgagee" whenever used in this Mortgage refers to the person, or to the persons, or to the corporation named as grantee or grantees in the granting cause herein.

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this Mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee, if a corporation.

If there be only one Mortgagor, all plural words herein referring to Mortgagors shall be construed in the singular.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their signatures and seals, this 12th day of April, 1994.

Witnesses:

x Phyllis K. Krohn (SEAL)

x Ivan Krohn (SEAL)

(SEAL)

(SEAL)

Central Ala. Probate
1008 Montgomery Hwy
Bham. Ala. 35216

STATE OF Alabama)
Jefferson County) General Acknowledgment

I, the undersigned, Alan J. Mann, a Notary Public in and for said County in said State,
hereby certify that Ivan T. and Wife Phillis K. Krohn
whose name 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 1994.

Alan J. Mann

Notary Public

MY COMMISSION EXPIRES NOVEMBER 24, 1997

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STATE OF)
COUNTY OF) Corporate Acknowledgment

I, _____, a Notary Public in and
for said County, in said State, hereby certify that _____
whose name as _____ President of _____
_____, 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 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 and official seal, this the _____ day of _____, 19____
Inst # 1994-12226

04/14/1994-12226
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 158.00

Return to
Central Alabama Title, Inc.
P.O. Box 20375
Vestavia, AL 35248

TO

MORTGAGE

STATE OF ALABAMA,

County.

Office of the Judge of Probate

Judge of Probate