

## REAL PROPERTY MORTGAGE

### KNOW ALL MEN BY THESE PRESENTS:

THIS MORTGAGE, is made and entered into on this 7TH day of APRIL, 19 95, by and between the undersigned, LEWIS W. JOHNSON & WIFE JEANIE MAE JOHNSON

(hereinafter referred to as "Mortgagor", whether one or more) and TRANSAMERICA FINANCIAL SERVICES, INC., (hereinafter referred to as "Mortgagee"); to secure the payment of \*\*\*TEN THOUSAND FIVE HUNDRED EIGHT & 98/100\*\*\* Dollars (\$ \*\*\*10,508.98\*\*\*), evidenced by a Promissory Note of even date herewith and payable according to the terms of said Note.

NOW, THEREFORE, In consideration of the premises, the Mortgagor, 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:

COMMENCE AT THE NE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF NW 1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, AND RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID WEST 1/2 A DISTANCE OF 180.0 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE SAME LINE A DISTANCE OF 30.5 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 06' 37" TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 120.0 FEET TO A POINT; THENCE TURN AN ANGLE OF 89 DEGREES 53' 23" TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 30.5 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 06' 37" TO THE RIGHT AND RUN EASTERLY A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS LYING IN THE WEST 1/2 OF SE 1/4 OF NW 1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST AND CONTAINS 0.08 ACRE. (SHELBY COUNTY)

Inst # 1995-09260

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08:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 26.90

Together with all and singular the rights, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD FOREVER, unto the said Mortgagee, Mortgagee's successors, heirs and assigns.

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

If the Mortgagor shall sell, lease or otherwise transfer the mortgaged property or any part thereof without the prior written consent of the Mortgagee, the Mortgagee shall be authorized to declare, at its option, all or any part of such indebtedness immediately due and payable.

If the within Mortgage is a second Mortgage, then it is subordinate to that certain prior Mortgage as recorded in Vol. 390 at Page 214, in the office of the Judge of Probate of SHELBY County, Alabama; but this Mortgage is subordinate to said prior Mortgage only to the extent of the current balance now due on the debt secured by said prior Mortgage. The within Mortgage will not be subordinated to any advances secured by the above described prior mortgage, if said advances are made after the date of the within Mortgage. Mortgagor hereby agrees not to increase the balance owed that is secured by said prior Mortgage. In the event the Mortgagor should fail to make any payments which become due on said prior Mortgage, or should default in any of the other terms, provisions and conditions of said prior Mortgage occur, then such default under the prior Mortgage shall constitute a default under the terms and provisions of the within Mortgage, and the Mortgagee herein may, at its option, declare the entire indebtedness due hereunder immediately due and payable and the within Mortgage subject to foreclosure. Failure to exercise this option shall not constitute a waiver of the right to exercise same in the event of any subsequent default. The Mortgagee herein may, at its option, make on behalf of Mortgagor any such payments which become due on said prior Mortgage, or incur any such expenses or obligations on behalf of Mortgagor, in connection with the said prior Mortgage, in order to prevent the foreclosure of said prior Mortgage, and all such amounts so expended by Mortgagee on behalf of Mortgagor shall become a debt to Mortgagee, or its assigns additional to the debt hereby secured, and shall be covered by this Mortgage, and shall bear interest from date of payment by Mortgagee, or its assigns, at the same interest rate as the indebtedness secured hereby and shall entitle the Mortgagee to all of the rights and remedies provided herein, including at Mortgagee's option, the right to foreclose this Mortgage.

For the purpose of further securing the payment of the indebtedness, the Mortgagor agrees to pay all taxes or assessments when imposed legally upon the real estate, 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 the indebtedness, Mortgagor agrees to keep the improvements on the 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 Mortgagee as its interest may appear, and to promptly deliver said policies, or any renewal of said policies to Mortgagee; and if undersigned fails to keep property insured as above specified, or fails to deliver said insurance policies to Mortgagee, then Mortgagee, or assigns, may at Mortgagee's option, insure the real estate for said sum, for Mortgagee's own benefit, the policy if collected to be credited on the indebtedness, less cost of collecting same. All amounts so expended by Mortgagee for taxes, assessments or insurance, shall become a debt to Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest at the same interest rate as the indebtedness secured hereby from date of payment by Mortgagee or assigns and be at once due and payable.

*Guaranty Land*

Any Mortgagor who co-signs this Mortgage but does not execute the Note: (a) is co-signing this Mortgage only to mortgage, grant and convey that Mortgagor's interest in the real estate under the terms of this Mortgage; (b) is not personally obligated to pay the sums secured by this Mortgage; and (c) agrees that Mortgagee and any other Mortgagor may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Mortgage or the Note without that Mortgagor's consent.

**CAUTION — IT IS IMPORTANT THAT YOU THOROUGHLY READ THIS MORTGAGE BEFORE YOU SIGN IT.**

*Lewis W Johnson* \_\_\_\_\_ (Seal)  
LEWIS W. JOHNSON  
*Jeanie Mae Johnson* \_\_\_\_\_ (Seal)  
JEANIE MAE JOHNSON \_\_\_\_\_ (Seal)

Given under my hand and seal this 7TH day of APRIL, 1995

My Commission Expires: 1/4/98 Notary Public Teresa Stewart

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