99130

THIS INSTRUMENT PREPARED BY:

NAME: John L. Cole, (COLOOB)

ADDRESS: P.O. Box 55536, Birmingham, AL 35255

MORTGAGE - ALABAMA TITLE CO., INC., Straingham, Alai

State of Alabama

in the sum of

SHELBY COUNTY

From Mi Am By Chas Presents, that whereas the understance Kenneth E. Pitchford and wife, Geneva Pitchford

Phillip Lusco and Wife, Virginia Lusco justly indebted to

One-Hundred Twenty-Five Thousand Dollars &no/100 (\$125,000.00)

promissory note evidenced by

and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due.

Mote Cherefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned. Kenneth E. Pitchford and wife, Geneva Pitchford do, or does, hereby grant, bargain, sell and convey unto the said Phillip Lusco and Wife, Virginia Lusco (hereinafter called Mortgagee) the following described real property situated in

County, Alabama, to-wit: Shelby

> Lot 2-A, Stock & counciling to the Reservey of Lats 2 & 3, Block 4, Indian Springs Reach, so recarded in Man Book 16 page 105 in the Probate Office of Shelby County, Alebamas being (2) situated in Shelly County, Alabama. SUBJECT TO: Right of Way to Alabama Power Company or shown by lastruments recorded in Volume 176, Page 71, Page 73 and Page 75, and Volume 198, Page 491 and Volume 214, Page 332, in the Probate ed in Volume 198, Page 467, and seconded by Volume 224, Page 436, in the Right of Way to Shulby County, Alabores as shows by instrument recorded in Volume 135, Page 7, in the Probate Office of Shelby County, Alebaum.

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Said property is warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the above granted premises unto the said Morigages forever; and for the purpose of further securing the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises, and should default be made in the payment of same, said Mortgages has the option of paying off the same; and to further secure said indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or demage by fire, lightning and tornado for the resonable incurable value thereof, in companies satisfactory to the Marigages, with loss, if any, payable to said Morigages, as the interest of said Morigagus may appear, and promptly to deliver said policies, or any renewals of said policies, to said Mortgages; and if undersigned fall to keep said property insured as above specified, or fall to deliver said insurance policies to said Mortgages then said Mortgages has the option of insuring said property for said sum for the benefit of said Mortgages, the policy, if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgages for taxes. assessments or insurance, shall become a debt to said Mortgague, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amounts Mortgages may have expended for taxes, assessments and insurance, and the interest thereon, then this conveyance to be sull and void, but thould default be made in the payment of any sum expended by the said Mortgages, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgages in said property become indangered by reason of the enforcement of any prior lies or incumbrance thereon, so as to endanger the debt hereby secured, or if any statement of Hen is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the flen on which such statement is based, 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 hw in case of past due mortgages, and the said Mort. gagee 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, in son Ished in said County and State, to sell the same in lots or perceis, or en masse, as Mortgages may deem best, in front of the Court House door in said County, at public outery, to the highest bidder for cash and apply the proceeds of said 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 be necessary then to expended in paying insurance, taxes, or other incumbrances, with interest there-

FORM SATCIS

CERT

witnesses: Lett 2 Linux Vikiford (S	Any estate or late tage it hereby expressly expressly of said in WITNESS Wi	HEREOF, we have he	reunto set our		
STATE OF County I, the undersigned. STATE OF County I, the undersigned. STATE OF County I, the undersigned. STATE OF Corpora Pitched Whose names' All signed to the foregoing conveyance, and who all known to me, acknowledged before me on this day, that between the contents of the conveyance that a same voluntarity on the day the same bears date. Given under my hand and official sent this 31 day of August Total OF Corporate Acknowledgement 2 Notary Public in and for said County and the same voluntarity for and as the act of said corporation. Given under my hand and official seal, this the Agy of Money Public in and for said County and the same voluntarity for and as the act of said corporation. Given under my hand and official seal, this the Agy of Money Public in and for said County and the same voluntarity for and as the act of said corporation. Given under my hand and official seal, this the Agy of Money Public in and for said County and the same voluntarity for and as the act of said corporation. Agy of Money Public in and for said County and the same voluntarity for and as the act of said corporation. Agy of Money Public in and for said County and the same voluntarity for and as the act of said corporation. Agy of Money Public in and for said County and the same voluntarity for and as the act of said corporation.		day of august			
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STATE OF State of County I, the undersigned. John L Colc. I, a Notary Public in and for said County in said hereby certify that Kenneth F. Printhers I General Pitch-Good whose names are signed to the foregoing conveyance, and who are knowledged before me on this day, that her formed of the conveyance thou exceuted the same voluntarily on the day the same bears date. Given under my hand and official sent this 31 day of Algust To Corporate Acknowledgement County OF 2 Notary Public in and for said County whose name as President of a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me of a corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me of a corporation in signed of the contents of the conveyance, he, as such officer and with full authority, exits same voluntarily for and as the act of said corporation. Given under my hand and official seal, this the day of 19 Nearly Public in and for said County and the same voluntarily for and as the act of said corporation.				Linua atel	019 (Se
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