

Record and Return To:

American Advisors Group
18200 Von Karman Ave., Suite 300
Irvine, CA 92612

20220517000201590
05/17/2022 03:33:06 PM
MORT 1/15

FHA Case Number: 011-9921288-962
Loan Number: 9915452

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2024-12-871

ADJUSTABLE RATE MORTGAGE
(HOME EQUITY CONVERSION)
THIS MORTGAGE SECURES A REVERSE MORTGAGE LOAN

MIN: 100940000099154529

THIS MORTGAGE ("Security Instrument") is given on **February 11, 2022**. The mortgagor is **Donald Gary, an unmarried man** whose address is **109 Woodbridge DR, Chelsea, AL 35043** ("Borrower"). The term "Borrower" does not include the Borrower's successors and assigns. *The mortgagee under this Security Instrument is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.* The Lender is **American Advisors Group** which is organized and existing under the laws of **California**, and whose address is **18200 Von Karman Ave., Suite 300, Irvine, CA 92612** ("Lender"). Borrower has agreed to repay to Lender amounts which Lender is obligated to advance, including future advances, under the terms of a Home Equity Conversion Mortgage Adjustable Rate Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by Borrower's Adjustable Rate Note dated the same date as this Security Instrument ("Note"). This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, including all future advances, with interest at a rate subject to adjustment, and all renewals, extensions and modifications of the Note, up to a maximum principal amount of **Seven Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (U.S.\$727,500.00)**; (b) the payment of all other sums, with interest, advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note and Loan Agreement. The full debt, including all amounts described in (a), (b), and (c) above, if not paid earlier, is due and payable on **December 12, 2107**. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in **SHELBY** County, Alabama, with the address of:

109 Woodbridge DR, Chelsea, AL 35043, and is described more fully on Exhibit A attached to and hereby incorporated into this Mortgage ("Property Address").

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, and fixtures now or

American Advisors Group - Company - NMLS #: 9392
Loan Number: 9915452 Created on: February 10, 2022

Loan Originator: Sean Patrick Goggins
Loan Originator NMLS #: 1842252

