

Information

Effective date

May 20, 2005

Use

The *Residential Mortgage (Alabama)* (Form 630352) is used to perfect a security interest in residential real estate (1-4 family dwelling) located in Alabama. It must be filed in the office of the clerk of the court in the city or county where the real estate is located. This form should be used for all **residential** real estate, whether the transaction secured is for a consumer or business purpose loan.

Cautions

Observe the following cautions:

- Borrower must be the same party or parties as Owner. If real estate is owned by a third party, contact Bank counsel for customized form.
- The Mortgage secures only a single note and not all obligations of the Borrower named.

Instructions

The table below shows section names and descriptions for the items required in the *Residential Mortgage (Alabama)* (Form 630352).

Notes:

- The Mortgage may be completed by the closing attorney.
- A copy of the Mortgage and the clerk's receipt must be maintained in the collateral file until the original, recorded mortgage is returned from the recording office.

Section	Description
Page 1	
CCSC Address	Applicable <i>CCSC address</i> .
as of	<i>Date</i> of the note secured.
Grantor	<i>Name</i> of Grantor. Notes: <ul style="list-style-type: none">• All <i>persons</i> or <i>entities</i> that have an ownership interest in the property are Grantors.• Since Grantors will be indexed according to the names listed, names must agree exactly with the names as property is titled. Caution: In Alabama, for primary residence , even if a spouse is not a titled Owner, the spouse must execute the mortgage. Notes: <ul style="list-style-type: none">• Indicate Grantor's name and form of ownership.• If Grantor is a business, identify the form of business.• <u>Example:</u> corporation, partnership, limited liability company, etc.

Section	Description
	<ul style="list-style-type: none"> If the Grantor acquired title is some other name, or uses different permutations of his name, the fact should be noted. <p><u>Examples:</u></p> <ul style="list-style-type: none"> John J. Jones, married, and Peter Smith, unmarried, as joint tenants. John J. Jones and Mary Jones, husband and wife, as tenants by the entirety. Jones Plumbing, Inc., an Alabama Corporation.
Address	<p><i>CCSC address.</i></p> <p>211 Perimeter Center Parkway, Mail Code: GA-Atlanta-0039 Atlanta, GA 30346</p>
sum of	<i>Principal amount of the note secured (written and numeric).</i>
payable on	<i>Maturity date of the note secured. If demand note, enter "on demand".</i>
located in the	<i>County where the property is located.</i>
Address of	<i>Street address of the property or short legal description if property does not have a street address.</i>
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22. Acceleration: Remedies	<i>County where the property is located.</i>
25. Riders to this Mortgage	Check this box if a condominium, PUD, or other rider is attached, and <i>describe</i> the rider.
Grantor(s) Signature(s)	<i>Signature of all persons or entities with an ownership interest in the property.</i> Note: The names as typed or printed must agree exactly with the names shown as "Grantor" in page 1.
Witness	All signatures must be witnessed.
Page 6	
Acknowledgments	All signatures must be notarized.
Page 7	
Schedule A	Reference the attached mortgage by specifying: <ul style="list-style-type: none"> the <i>date</i> of the mortgage, the <i>name(s)</i> of the Grantor(s), and a <i>full legal description</i> of all real estate including the being clause, if available.