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 MORTGAGE FORECLOSURE DEED.

STATE OF ALABAMA
 BALDWIN COUNTY

THIS INDENTURE, made and entered into on this the 8th day of January, 1937, by and between Paul C. Anderson and Gudrun Anderson, his wife, as Mortgagors, by J. B. Blackburn, as the Auctioneer conducting the sale and as Attorney in Fact for the said Paul C. Anderson and Gudrun Anderson, hereinafter referred to as the parties of the first part, and Hans G. Erickson, hereinafter referred to as the party of the second part, WITNESSETH:

THAT WHEREAS, Paul C. Anderson and Gudrun Anderson, his wife, as Mortgagors, did on the 1st day of March, 1927, make, execute and deliver to Hans G. Erickson, who is also known as and who is the same person as Hans G. Erickson, the mortgagee, that certain mortgage dated March 1, 1927, and recorded in Book Number 40 of Mortgages at pages 44-45, Baldwin County Records, which describes and conveys the property that is hereinafter described; and,

WHEREAS, it was provided for, by, in and as a part of the said mortgage that in the event of default in the payment at maturity of the said mortgage debt, or any amount secured thereby, the Mortgagee was and is thereby authorized to sell the said property at auction, for cash, after giving notice by advertisement once a week for three consecutive weeks in any newspaper then published in Baldwin County, Alabama, and make proper conveyance to the purchaser, and further that the mortgagee named therein may purchase the said property at such sale and in that event the auctioneer conducting the sale is authorized in the name of the mortgagors and as their Attorney in Fact to make deed to the Mortgagee; and,

WHEREAS, default was made in the payment at maturity of the mortgage debt described in and secured by the said mortgage and the said default continuing the said mortgagee proceeded to and did sell the said property at auction, for cash, at the front door of the Court House in Baldwin County, Alabama, the county where the lands are situated, at 12:00 o'clock noon, on January 8, 1937, after giving three weeks notice of the time, place, terms and purpose of said sale by advertisement once a week for three consecutive weeks in the Baldwin Times, a newspaper then published in Baldwin County, Alabama, the said notice appearing in the issues of said paper of December 17, 1936, December 24, 1936, and December 31, 1936; and

WHEREAS, at the said sale so held the Mortgagee was unable to secure possession of the personal property hereinafter described and have it at the place of sale, but at the said sale so held the real estate and each and every item of personal property was offered for sale separately and there being no bidder for any part or article of the said property it was then offered for sale en masse, and Hans G. Erickson, the said Mortgagee, became the purchaser thereof at and for the sum of \$3536.64, that being the highest, best and last bid for same; and,

WHEREAS, J. B. Blackburn, the agent and attorney for the said mortgagee, was the auctioneer to conduct the sale and the said sale was by him conducted as such auctioneer, he being duly authorized in the premises, by the said Mortgagee; and,

WHEREAS, all of the above being in strict conformity and compliance with the terms, conditions and powers contained in the said mortgage;

NOW THEREFORE, in consideration of the premises and the sum of \$3536.64, this day in hand paid, the receipt whereof is hereby acknowledged, the parties of the first part have and by these presents, do Grant, Bargain, Sell and Convey unto the said party of the second part, the following described real and personal property situated in Baldwin County, Alabama, to-wit:

Lot Ten and a strip of Lot Eleven on the East side of said lot, running Ten feet East and west, and one hundred twenty-five feet north and south, Block Eleven, Town of Silverhill, Baldwin County, Alabama, with a garage built of brick, and all tools and equipment in said garage, said tools and equipment being as follows: One cash register; One safe; One Five gallon Gas Service Can; One Weaver Tire Changer; One Dover Tube testing Tank, One H. B. Battery Charger; One Air Compressor; One A. C. Sparkplug Cleaner; One Van Norman Valve Refacing machine; One Bench Grinder; One Bench Vice; One Electric Drill; One Rottler Re-boring Bar; One Weaver Twenty-eight ton Press; One steel parts bin; One showcase and counter (glass); One Hydraulic Lift Jack; One steel Tire rack; and One Welding machine.
 Intending to describe and there is hereby conveyed the same property as that described in and covered by the mortgage hereinabove described.

TO HAVE AND TO HOLD unto the said party of the second part, his heirs and assigns, as fully and completely as the said parties of the first part could or ought to convey the same under the terms and powers of the said mortgage and the statutes in such cases made and provided.

IN WITNESS WHEREOF, the said Paul C. Anderson and Gudrun Anderson, his wife, as Mortgagors, cause these presents to be executed by J. B. Blackburn, as the Auctioneer conducting the sale and as their Attorney in Fact, on this the day and year first above written.

PAUL C. ANDERSON (SEAL)
As Mortgagor.

By J.B. BLACKBURN
As the Auctioneer conducting the sale and as his Attorney in Fact.

GUDRUN ANDERSON (SEAL)
As Mortgagor.

By J. B. BLACKBURN
As the Auctioneer conducting the Sale and as her Attorney in Fact.

STATE OF ALABAMA
BALDWIN COUNTY

I, Ora Sirmon, a Notary Public, within and for said County in said State, hereby certify that J. B. Blackburn, whose name as Auctioneer conducting the sale and as Attorney in Fact for Paul C. Anderson and Gudrun Anderson, his wife, as Mortgagors, 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, in his capacity as such Auctioneer conducting the Sale and As Attorney in Fact for Paul C. Anderson and Gudrun Anderson, his wife, as Mortgagors, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 8th day of January, 1937.

SEAL

ORA SIRMON
Notary Public, Baldwin County, Alabama.

STATE OF ALABAMA
BALDWIN COUNTY

PROBATE COURT

Filed in office this 9th day of February, 1937 at 2:20 P. M. and duly recorded in Deed Book 61 N.S. pages 332-333. Recorded this 17th day of February, 1937.

G.W. Robertson, Judge of Probate

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