

AGREEMENT FOR READVANCE & EXTENSION OF LIEN OF MORTGAGE

BOOK 1361 PAGE 898

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

THIS AGREEMENT made this 1st day of March, 1976, between MCC Financial Services, Inc. AKA Motor Contract Company of Greenville, a corporation chartered under the laws of the United States, hereinafter called the "Corporation", and George Coleman, Jr. and Gladys Coleman, hereinafter called the "Obligor".

WITNESSETH:

WHEREAS, the Corporation is the owner and holder of a note dated July 30, 1965, executed by the Obligor / George Coleman, Jr. and Gladys Coleman in the original amount of \$ 7,471.20 and secured by a mortgage on the premises known and designated as the major portion of lot 29 on western side of Haynesworth Rd. and mortgage being recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1003 at page 25, title to which mortgaged premises is now vested in the said Obligor, and said Obligor has requested the Corporation to extend the time for performance of the obligation.

NOW THEREFORE:

1. In consideration of the readvance of the Obligor of the sum of \$ 2,200.00 and the extension of the time for performance, the Obligor agrees that the rate of interest on the entire amount now due, including the readvance, be at the highest legal contract rate, and the Obligor does hereby agree that the said readvance was advanced by the Corporation for the account of the Obligor and that the said sum shall be secured by the said note and mortgage.

2. It is mutually agreed that the principal indebtedness, including the readvance, is \$ 5,520.00, and that it shall be payable as follows: \$ 115.00 on the first day of April, 1976, and a like payment of \$ 115.00 on the first day of each month thereafter until paid in full, said payments to be applied first to interest as hereinabove provided, and the remainder to principal, until paid in full.

3. Obligor agrees that if a default shall exist for a period of thirty (30) days in the failure to pay the principal indebtedness or any installment thereof or interest thereon or in the performance of any of the terms and conditions of the obligation as modified by this agreement, the Corporation may, at its option, declare the entire principal indebtedness, with interest, immediately due and payable and may proceed to collect same and avail itself of all rights and remedies given to it under the obligation in the event of a default.

4. All terms and conditions of the obligation shall continue in full force except as modified expressly by this agreement, and the statute of limitations will not commence to run against the obligation until the expiration of the time for payment of the indebtedness as herein extended.

5. This agreement shall bind jointly and severally the heirs, the executors, the administrators, the successors and the assigns of the Corporation and of the Obligor, respectively.

IN WITNESS WHEREOF, the Corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officer, and the Obligor has hereunto set his hand and seal, or, if the Obligor be a corporation, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officer(s) on the date and year above written.

IN THE PRESENCE OF:

Sandra F. Batson
Mary S. Jones
As to the Corporation

MCC FINANCIAL SERVICES, INC.
By C.L. Howell, III L.S.
Assistant Manager

Sandra F. Batson
Mary S. Jones
As to the Obligor

George Coleman, Jr. L.S.
Gladys Coleman L.S.
Obligor

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PERSONALLY appeared before me Sandra Batson, who being first duly sworn, says that he saw C.L. Howell, III as Assistant Manager of MCC Financial Services, Inc. AKA Motor Contract Co. of Greenville a corporation chartered under the laws of the United States, sign, seal and with its corporate seal and as the act and deed of said corporation deliver the within written agreement, and that he with Mary S. Jones witnessed the execution thereof.

SWORN TO before me this 1st day of March, 1976. Sandra F. Batson
Sarah Elaine Smith L.S.
Notary Public for South Carolina

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