

STATE OF SOUTH CAROLINA

EXTENSION AND MODIFICATION AGREEMENT

COUNTY OF Greenville
United States Land Co., a partnership
J. W. Brown
(Mortgagor)

FILED

NOTE: 037911

4 13 PM '81

BOOK 1535 PAGE 410

Amount \$ 25,000.00

OGAN: S. HANKERSLEY
R.M.C.

TO

SOUTHERN BANK AND TRUST COMPANY OF
GREENVILLE, SOUTH CAROLINA
(Mortgagee)

Due Date 2-7-81
Secured by Mortgage of even date
Recorded (Date) 2-7-80
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WHEREAS, this agreement made and entered into this 12 day of March,
1981, by and between J. W. Brown
of Greenville County, South Carolina, hereinafter referred to as Mortgagor, and
the Southern Bank and Trust Company, hereinafter referred to as Mortgagee.

WITNESSETH:

WHEREAS, the above identified promissory note was duly executed by the
Mortgagor on the date indicated, in the amount and rate as specified, and having the
maturity as referred to hereinabove; and

WHEREAS, on even date, the Mortgagor made and executed a mortgage on real
property, which mortgage is referred to hereinabove, and constitutes a valid first
lien against said premises; and

WHEREAS, the balance now due on said note and mortgage amounts to
\$ 25,000.00, and it is mutually agreeable to extend the maturity of said note
and mortgage as set forth below;

NOW, THEREFORE, it is agreed by and between the Mortgagor and the Mortgagee
that said note, and mortgage securing same, shall be due and payable on the 10th
day of June, 1981; that interest thereon shall be at the rate of 18%
per annum during the extension period; that the lien of the mortgage shall be con-
tinued in full force and effect and that, except as herein modified, by mutual consent
of the parties hereto, all of the terms and conditions of the note and mortgage shall
be and remain in full force and effect except the interest rate which is amended above.

Amount Financed (Amount of Note) -----	\$25,000.00
Less: <u>Doc & Est Fee</u> -----	\$ 14.00
S. C. Documentary Stamps -----	\$ 10.00
Credit Life Insurance -----	\$ -----
Net Proceeds to Borrower -----	\$34,976.00
FINANCE CHARGE -----	\$ 1,109.59
Total of Payments -----	\$36,109.59
(Amount Financed & Finance Charge)	
ANNUAL PERCENTAGE RATE -----	<u>1800%</u>

IN WITNESS WHEREOF, the said Mortgagor has signed and sealed these presents,
and the Mortgagee has caused these presents to be executed by its duly authorized
officer the day and year first above written.

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WITNESSES:

Sabrina C. Hayward
Mela D. Howe

As to Mortgagors

WITNESSES:

Sabrina C. Hayward
Mela D. Howe

As to Mortgagee

MORTGAGORS:

United States Land Co., a partnership
J. W. Brown LS
LS
LS

MORTGAGEE:

SOUTHERN BANK AND TRUST COMPANY (SEAL)
OF GREENVILLE, SOUTH CAROLINA
BY: Theresa M. Packard
Authorized Officer

20-056 (11-79)
4.0001

GREENVILLE

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
FEB 23 1981
10.00

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