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VOL 1681 PAGE 710

STATE OF SOUTH CAROLINA

EXTENSION AND MODIFICATION AGREEMENT

COUNTY OF GREENVILLE

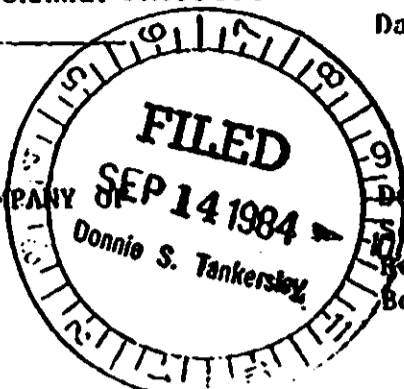
NOTE: 45003

JOHN COTHRAN CO., INC., M. GRAHAM PROFFITT & ELLIS L. DARBY, JR. (Mortgagor)

Dated 8/24/83 Amount \$ 400,000.00

TO

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



Due Date August 24, 1984 Secured by Mortgage of even date Recorded (Date) 8/24/84 Book 1622 Page 666

WHEREAS, this agreement made and entered into this 24th day of August 19 84, by and between John Cothran Co., Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr. 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 \$ 400,000.00, 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 24th day of August, 19 85; that interest thereon shall be at the rate of Prime % per annum during the extension period; that the lien of the mortgage shall be continued 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) -----	\$ 400,000.00	
Less: filing & extension -----	\$ 14.00	pd by customer
S. C. Documentary Stamps -----	\$ 120.00	pd by customer
Credit Life Insurance -----	\$ -----	
Net Proceeds to Borrower -----	\$ -----	
FINANCE CHARGE -----	\$ 52,000.00	
Total of Payments -----	\$ 452,000.00	
(Amount Financed & Finance Charge)		
ANNUAL PERCENTAGE RATE -----	13.00 %	

REGULATION Z DISCLOSURE NOT APPLICABLE

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.

WITNESSES:

Virginia Zutter (signature) As to Mortgagors

MORTGAGORS:

John Cothran Co., Inc. LS M. Graham Proffitt, III LS Ellis L. Darby, Jr. LS

WITNESSES:

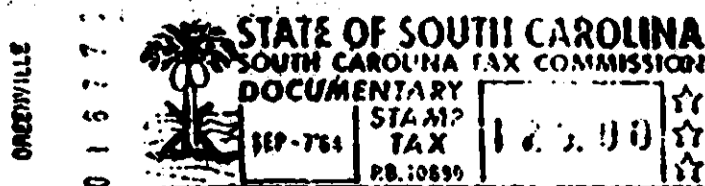
Maria Bowser (signature) As to Mortgagee

MORTGAGEE:

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

BY: [Signature] Authorized Officer

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approved under [Signature] on-line in file