

AGREEMENT FOR MONTHLY INSTALMENT EXTENSION OF LOAN NO. 287 779-A

WHEREAS, there remains unpaid on a certain note executed and delivered to The Prudential Insurance Company of America by Aughty G. Laughridge, secured by a mortgage upon real estate in Greenville County, South Carolina, dated May 15, 1930, and filed for record in said County on May 15, 1930, in Volume 123 of Mortgages, on Page 80, the sum of Twelve Hundred & No/100 (\$1,200.00) dollars, with interest from May 1, 1940, and

WHEREAS, title to the mortgaged premises is now vested in Aughty G. Laughridge, subject to said mortgage, and

WHEREAS, the said Insurance Company has been requested to make said notepayable as hereinafter agreed, which it has consented to do in consideration of the payments to be made as herein provided, and also in consideration of the agreement on the part of the signers hereof to perform each and every of the term, covenants, conditions and agreements contained in said note and mortgage as herein modified.

NOW, therefore, the said Aughty G. Laughridge hereby agrees to pay the principal sum remaining due as aforesaid as follows:

On the first day of each month, beginning on the first day of June, 1940, the sum of Twenty & No/100 (\$20.00) Dollars, to be applied on the principal of said amount due on said note, and also on the first day of each month hereafter, interest at the rate of six (6%) per cent. per annum on the balances of said principal remaining due thereon on the said first day of each month, and on the first day of May, 1945, the balance of said principal sum with interest thereon; and with interest after maturity as set forth in said note.

Privilege is given to made additional payments on the principal of this indebtedness on any date when interest becomes due and payable, provided, however, that such payments shall be in multiples of the monthly payment on account of principal herein provided for.

The said mortgagor, in order more fully to protect the security of this mortgage, does hereby covenant and agree that, together with and in addition to the monthly payments of principal and interest payable under the terms of the note or bond secured hereby, he will pay monthly to The Prudential Insurance Company of America, on the first day of each month until the said note or bond is fully paid, a sum equal to one-twelfth (1/12) of the known or estimated yearly taxes and assessments levied or to be levied against the herein described premises, and also one-twelfth (1/12) of the known or estimated yearly premiums that will become due and payable to maintain in force the insurance on the premises herein described. The Prudential Insurance Company of America shall hold such monthly payments in trust, without obligation to pay interest thereon, to pay such taxes, assessments and insurance premiums when due. If the total of monthly payments as made under this paragraph shall exceed the amounts of payments actually made by The Prudential Insurance Company of America for taxes, assessments and insurance premiums, as the case may be, such excess shall be credited on subsequent monthly payments of the same nature, but if the total of such monthly payments so made under this paragraph shall be insufficient to pay taxes, assessments and insurance premiums when due, then said mortgagor shall pay to The Prudential Insurance Company of America an amount necessary to make up the deficiency. If, in accordance with the terms and provisions of the note or bond secured hereby, said mortgagor shall tender full payment of the entire indebtedness of the note or bond secured hereby, The Prudential Insurance Company of America will refund the balance of funds accumulated under the provisions of this paragraph. To the extent that the provisions of this paragraph for such payments of taxes, assessments and insurance premiums to The Prudential Insurance Company of America are complied with, said mortgagor shall be relieved from compliance with such covenants herein, and/or in the note or bond secured hereby, as provide for the payment of taxes, assessments and insurance premiums by the said mortgagor; but nothing in this paragraph contained shall be construed as in anywise limiting the right of The Prudential Insurance Company of America, at its option, to pay any and/or all taxes, assessments and insurance premiums when due. In the event of default in the payment of any monthly or other installment of taxes, assessments, and insurance premiums as provided in this paragraph. The Prudential Insurance Company of America shall have the right to invoke any and all the rights and remedies provided in this mortgage and the note or bond secured hereby for defaults with respect to any other terms, conditions agreements or covenants contained in this mortgage and the note or bond which it secures.

This rider attached to Extension Agreement, dated _____, 1940, for \$1,200.00, is identified with said Extension Agreement by the following signatures:

Witness: W. H. Summerour

H. O. Gaddy

As to Aughty G. Laughridge

E. R. Collins

Allen J. Graham

As to Florence Ellis Laughridge.

Aughty G. Laughridge

Florence Ellis Laughridge

And the parties to this agreement hereby consent to said extension and agree that said mortgage shall continue a first lien upon said premises, and further agree to perform each and every of the terms, covenants, conditions and agreements of said note and mortgage as herein modified.