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DONNIE S. STARNESLEY

BOOK 1389 PAGE 236

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

AGREEMENT FOR READVANCE & EXTENSION
OF LIEN OF MORTGAGE

THIS AGREEMENT made this 10th day of February, 1977, between
The Bank of Greer, hereinafter called "Bank" and Paul W. Peeples
and Rita Price Peeples, hereinafter called the "Obligors",

WITNESSETH

WHEREAS, the Bank is the owner and holder of a note dated
May 1, 1975 executed by the Obligors in the original amount of
\$120,000.00 and secured by a mortgage covering four parcels of
Real Estate, said mortgage being recorded in the R.M.C. Office
for Greenville County, South Carolina, in Mortgage Book 1338 at
page 256, title to which mortgaged premises is still vested in
the said Obligors and said Obligors have requested the Bank to
extend the original maturity date and make a readvance to bring
the principal balance up to the original face amount;

NOW THEREFORE:

1. In consideration of the readvance to the Obligors of the
sum necessary to bring the balance to the original \$120,000.00
and the extension of the time for performance, the Obligors agree
that the rate of interest on the entire amount now due, including
the readvance be 9 per cent, per annum, and the Obligors do here-
by agree that the said readvance was advanced by the Bank for the
account of the Obligors and that the said sum shall be secured
by the said note and mortgage.

2. It is mutually agreed that the principal indebtedness,
including such readvance is \$120,000.00 and that it shall be pay-
able as follows: Interest shall be payable monthly and the prin-
cipal balance, if not sooner paid, shall be due and payable six
years after date.

3. Obligors agree that if a default shall exist for a per-
iod of thirty (30) days in the failure to pay the aforesaid in-
terest installments or in the performance of any of the terms
and conditions of the obligation as modified by this agreement,
the Bank may, at its option, declare the entire principal indebt-
edness, with interest, immediately due and payable and may pro-
ceed 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 in-
debtedness as herein extended.

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

IN WITNESS WHEREOF, the Bank has caused its corporate seal to
be hereunto affixed and these presents to be subscribed by its duly
authorized officer, and the Obligors have hereunto set their hands
and seals on the date and year above written.

IN THE PRESENCE OF:

Dorothy M. Bennett
Barbara L. Moss

BANK OF GREER

BY: James A. Bennett (SEAL)

BY: Paul W. Peeples (SEAL)
Paul W. Peeples

Rita Price Peeples (SEAL)
Rita Price Peeples

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