

H. 31789

STATE OF SOUTH CAROLINA

EXTENSION AND MODIFICATION AGREEMENT

COUNTY OF Greenville FILED

NOTE: 31789

H. Dean Sauer (Mortgagor) GREENVILLE CO. S. C.

Dated 11-24-76 Amount \$ 143,252.24

OCT 28 10 25 AM '81

TO

DONNE TANKERSLEY R.M.C.

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

Due Date 11-24-78
Secured by Mortgage of even date
Recorded (Date) 11-24-76
Book 1383 Page 242

WHEREAS, this agreement made and entered into this 29th day of June, 1981, by and between H. Dean Sauer

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 \$ 50,949.39, 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 29th day of June, 1982, that interest thereon shall be at the rate of 14% 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) -----	\$ <u>50,949.39</u>
Less: <u>Rec & Exp</u> -----	\$ <u>14.00</u>
S. C. Documentary Stamps -----	\$ <u>20.40</u>
Credit Life Insurance -----	\$ -----
Net Proceeds to Borrower -----	\$ <u>50,914.99</u>
FINANCE CHARGE -----	\$ <u>7,132.91</u>
Total of Payments -----	\$ <u>58,082.30</u>
(Amount Financed & Finance Charge)	
ANNUAL PERCENTAGE RATE -----	<u>14.00%</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.

WITNESSES:
Laura C. Sayers
Mela G. Howe
As to Mortgagors

MORTGAGORS:
H. Dean Sauer LS

_____ LS

WITNESSES:
Laura C. Sayers
Mela G. Howe
As to Mortgagee

MORTGAGEE:
SOUTHERN BANK AND TRUST COMPANY (SEAL)
OF GREENVILLE, SOUTH CAROLINA
BY: Shelton Hatcher
Authorized Officer

4-06-056 (11-79)

GREENVILLE 2 2 1 5 1 2 2
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
SEP 14 1981 P.B. 10890
20.40

0 2 4 0

4326 RV-2