

MORTGAGE EXTENSION AGREEMENT

THE STATE OF ALABAMA,
Shelby County.

796

KNOW ALL MEN BY THESE PRESENTS: That, whereas The FIRST NATIONAL BANK OF COLUMBIANA, Alabama, hereinafter referred to as Mortgagee, is now the owner of that certain mortgage heretofore executed by Martha B. Ferguson and J. D. Ferguson, L. Douglas Joseph, J. Anthony Joseph to First National Bank of Columbiana which mortgage is recorded in the Probate Office of Shelby County, Alabama, in Volume 156 at Page 179 of Deeds and Mortgages, and is also the owner of the indebtedness secured by said mortgage, the amount of the principal indebtedness thereby secured being now \$ 12,500.00 : and,

WHEREAS the undersigned Martha B. Ferguson and J. D. Ferguson, L. Douglas Joseph, J. Anthony Joseph now the owner S, subject to said debt and mortgage, of the property described in and conveyed by said mortgage, and they have requested the Mortgagee to grant an extension of time of payment of said mortgage indebtedness so as to make the same payable as hereinafter set forth, and the Mortgagee has agreed to grant such extension upon the terms and conditions hereinafter stated:

NOW, THEREFORE, in consideration of the premises and to evidence the agreement of the parties, the undersigned agree—to pay to the Mortgagee or to the successors or assigns of the Mortgagee, the said indebtedness in installments as follows:

"Due January 30, 1990"

"according to the terms and conditions of said note and any renewals or extensions thereof"

This mortgage extension applies to 1/2 of the total amount evidenced in the Mortgage recorded in Volume 156 Page 179. This extension applies only to the 1/2 of the mortgage by Martha B. Ferguson and J. D. Ferguson and does not apply to the 1/2 of the mortgage by L. Douglas Joseph and J. Anthony Joseph.

BOOK 252 PAGE 685

The Mortgagee has granted the extension of the time of payment of said mortgage indebtedness upon the following conditions: (1) the property described in said mortgage is owned by the undersigned subject to the debt and mortgage hereinabove described; (2) no lien or encumbrance has been placed upon or attached to said property prior to the lien of the mortgage indebtedness hereinabove described; (3) this extension agreement shall have the effect of confirming unto the Mortgagee herein named (whether such Mortgagee be designated in the mortgage hereinabove described or has succeeded to the rights of the Mortgagee by the transfer and assignment of the Mortgage indebtedness) every right, privilege and benefit conferred upon the Mortgagee in said Mortgage; (4) said mortgage shall be and continue a first lien on the property described herein; (5) said mortgage and all its covenants, terms and conditions shall remain in full force and effect except as herein modified; (6) this instrument shall be of no effect until approved by said Mortgagee; (7) the acceleration provisions in said mortgage remain unmodified by this agreement; (8) If the original maker of the above debt or any other person, in any way or at any time, obligated to pay said original debt signs this agreement, such signature shall be conclusive evidence that such person remains obligated to pay this debt as extended.

IN WITNESS WHEREOF they have hereunto set their hand S and seal S this 1st day of August 19 89

Martha B. Ferguson L.S.
J.D. Ferguson L.S.
L.S.
L.S.

We hereby approve the above extension and agree to same.

THE FIRST NATIONAL BANK OF COLUMBIANA, ALABAMA
By *[Signature]* SVP

