

GREENVILLE CO. S. C.

Dec 9 3 45 PM '69  
OLLIE FARNSWORTH  
R. N. C.

MORTGAGE MODIFICATION AGREEMENT

BOOK 1143 PAGE 548

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TRAVELERS REST FEDERAL  
SAVINGS & LOAN ASSOCIATION

WHEREAS, on December 9, 1965, Orion Thomas Smith, II  
did execute a mortgage unto Travelers Rest Federal Savings and Loan Association covering Lot 20,  
Gaston Drive in the sum of \$13,500.00 recorded in Mortgage  
Book 1016, page 581 for a term of 25 years at an interest rate of 6% calling for payments of \$105.00  
commencing Jan. 3, 1966.

WHEREAS, the mortgage requires the written permission of the mortgagee for assumption purposes and  
whereas Charles W. & Mildred H. Helms have agreed to assume said note and  
mortgage according to the modified terms hereof.

In and for the mutual considerations to the parties involved, We, Charles W. & Mildred H.  
Helms

do hereby agree that the interest rate shall be increased to 7% per annum to be computed and paid monthly  
and that the payment hereafter shall be \$111.57 per month over the remaining period of the loan  
which is approximately 22 years. It is understood and agreed that the remaining terms and conditions of  
said note and mortgage shall remain the same.

ESCALATOR CLAUSE

THE BORROWERS agree that the aforesaid rate of interest on this obligation may, from time to time, at  
the discretion of the Association be increased to the maximum rate per annum permitted to be charged from  
time to time by applicable South Carolina Law. Any increase in the interest rate herein set forth shall take  
effect 30 days after written notice of such increase has been mailed to the obligors at their last known address.  
During said 30 day period, the obligors shall have the privilege of paying the obligation in full without penalty.  
In the event the interest rate of this obligation is adjusted as provided herein, the installment payments pro-  
vided hereinabove shall be increased so that this obligation will be paid in full in substantially the same time  
as would have occurred prior to such change in interest rate; however, should the term of the obligation be  
extended by reason of this adjustment, the makers, endorsers and their heirs, personal representatives, succes-  
sors or assigns, shall remain obligated for the debt.

WITNESS THE HANDS AND SEALS of the parties this 28th day of November, 1969.

In the Presence Of:

TRAVELERS REST FEDERAL SAVINGS AND  
LOAN ASSOCIATION (SEAL)

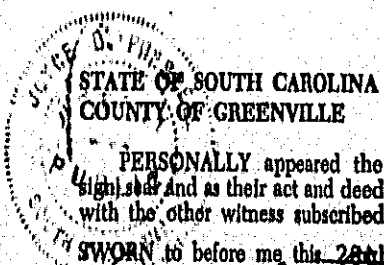
Joyce B. Presnell

By: V. C. Ralston  
Exec Vice Pres

Patricia U. Owens

\_\_\_\_\_  
(Seller)  
\_\_\_\_\_  
(Seller)

Charles W. Helms (Assumor)  
Mildred H. Helms (Assumor)



PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named parties  
sign said and as their act and deed deliver the within written Mortgage Modification Agreement and that (s)he,  
with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of November, 1969  
Joyce B. Presnell (SEAL) Patricia U. Owens  
Notary Public for South Carolina

Modification Agreement Recorded December 8, 1969 at 3:40 P.M. # 13100