

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

MODIFICATION AGREEMENT FOR A  
READVANCE, READVANCE & EXTENSION  
OR EXTENSION OF TERM

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

LOAN ACCOUNT  
NUMBER 2-11-1089

THIS AGREEMENT made this 10th day of May 1971 between  
the Fidelity Federal Savings & Loan Association, Greenville, South Carolina, hereinafter called the Association, and  
Monroe F. Grooms, Jr., hereinafter called the Obligor.

WITNESSETH THAT:

WHEREAS, the Association is the owner and holder of a note dated March 18, 1964  
executed by Monroe F. Grooms, Jr. in the original amount of \$ 5,600.00  
and secured by a mortgage on the premises situated on 323 E. Hillcrest Drive  
said mortgage being recorded in the RMC Office for Greenville County in Book 952 at  
Page 505 title to which mortgage premises is now vested in the name of Monroe F. Grooms, Jr.

and the said Obligor has requested the Association to  
readvance to him sums paid on the said note and mortgage and/or to extend the time for the performance of the obliga-  
tion.

NOW THEREFORE:

1A. The Association agrees to extend the time for payment of the principal indebtedness of \$ N/A  
now remaining unpaid so that it shall be payable as follows: \$ N/A on the FIRST DAY of  
N/A 19 and a like payment of \$ N/A on the FIRST DAY of each month  
thereafter until paid in full, said payments to be applied first to interest, calculated monthly at the rate of %  
per annum, or in accordance with those terms agreed upon in the mortgage note and/or the Modification and Assumption  
Agreement, where applicable, on the unpaid balance and the remainder on principal until paid in full, or

1B. In consideration of the readvance and extension to the Obligor of the sum of \$ 4,123.89  
and the extension of the time for performance, the Obligor agrees that the rate of interest on the entire amount now due,  
including the readvance, be increased to Seven per cent per annum, and those terms expressly agreed upon in the  
mortgage note and/or in the Modification and Assumption Agreement, be in effect, and the Obligor does hereby agree  
that the said readvance and extension was advanced by the Association for the account of the Obligor and that the  
said sum shall be secured by the said note and mortgage. It is mutually agreed that the principal indebtedness is  
\$ 5,000.00 and that it shall be paid in monthly installments of \$ 58.06 each on the  
FIRST DAY of each month hereafter, said payments to be applied first to interest, and then to principal until paid in full.

2. Obligor agrees that if a default shall exist for a period of fifteen (15) days in the failure to pay the principal  
indebtedness of any installment thereof or interest thereon or in the performance of any of the terms and conditions of the  
obligation as modified by this agreement, the Association may, at its option, declare the entire principal indebtedness  
with interest immediately due and payable and may proceed to collect same and avail itself of all rights and remedies  
given to it under the obligation in the event of a default.

3. All terms and conditions of the Mortgage Note and/or the Modification and Assumption Agreement 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 indebtedness as herein extended.

4. This agreement shall bind jointly and severally the heirs, the executors, the administrators, the successors and  
the assigns of the Association and of the Obligor respectively.

IN WITNESS WHEREOF, The Association has caused this agreement to be executed by its duly authorized  
officer, and the Obligor has set his hand and seal on the date and year above written.

IN THE PRESENCE OF:

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION  
(SEAL)

Beggy J. Franklin  
Ann Cunningham  
Beggy J. Franklin  
Ann Cunningham

By James J. Anderson  
Title Loan Officer  
Monroe F. Grooms, Jr. (SEAL)  
Obligor  
Monroe C. Grooms (SEAL)  
Obligor

(CONTINUED ON NEXT PAGE)