

FILED  
GREENVILLE CO. S. C.

BOOK 1210 PAGE 461

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE MODIFICATION AGREEMENT

OCT 19 3 15 PM '71  
OLLIE FARNSWORTH  
R. M. C.

TRAVELERS REST FEDERAL  
SAVINGS & LOAN ASSOCIATION

WHEREAS, on September 27, 1967, James Calvin Powell  
did execute a mortgage unto Travelers Rest Federal Savings and Loan Association covering Lot 89,  
Poplar St., Travelers Rest, S. C. in the sum of \$11,250.00 recorded in Mortgage  
Book 1070, page 501, for a term of 20 years at an interest rate of 6.75 falling for payments of 85.39  
commencing Nov. 3, 1967.

WHEREAS, the mortgage requires the written permission of the mortgagee for assumption purposes and  
whereas James T. Stepp & Ann P. Stepp have agreed to assume said note and  
mortgage according to the modified terms hereof.

In and for the mutual considerations to the parties involved, James Calvin Powell, James T.  
Stepp and Ann P. Stepp

do hereby agree that the interest rate shall be increased to 7.75 per annum to be computed and paid monthly  
and that the payment hereafter shall be \$91.04 per month over the remaining period of the loan  
which is approximately 16 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 16th day of October, 1971.

In the Presence Of:

TRAVELERS REST FEDERAL SAVINGS AND  
LOAN ASSOCIATION (SEAL)

Louise P. Ellenburg  
[Signature]

By: James P. King Exec. & Pres.

[Signature] (Seller)  
[Signature] (Seller)

James T. Stepp (Assumor)  
Ann P. Stepp (Assumor)

STATE OF SOUTH CAROLINA  
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PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named parties  
sign, seal 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 16th day of October, 1971.

[Signature] (SEAL) Louise P. Ellenburg

Notary Public for South Carolina  
MY COMMISSION EXPIRES 8/1/78

Recorded October 19, 1971 at 3:15 P. M., #11288