

RECORDING FEE

CARTER & PHILPOT

BOOK 1235 PAGE 139

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
GREENVILLE, SOUTH CAROLINA

MODIFICATION & ASSUMPTION AGREEMENT

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Loan Account No. \_\_\_\_\_

WHEREAS Fidelity Federal Savings and Loan Association of Greenville, South Carolina, hereinafter referred to as the ASSO-  
CIATION, is the owner and holder of a promissory note dated December 30, 1971, executed by M. L. Lanford, Jr.  
in the original sum of \$ 39,200.00 bearing  
interest at the rate of 7 3/4 % and secured by a first mortgage on the premises being known as Lot 25, Ashburn  
Place, Pelham Estates, Section Three

which is recorded in the RMC office for  
Greenville County in Mortgage Book 1218, page 96, title to which property is now being transferred  
to the undersigned OBLIGOR(S), who has (have) agreed to assume said mortgage loan and to pay the balance due thereon; and

WHEREAS the ASSOCIATION has agreed to said transfer of ownership of the mortgaged premises to the OBLIGOR and his  
assumption of the mortgage loan, provided the interest rate on the balance due is increased from 7 3/4 % to a present  
rate of 7 1/2 %.

NOW, THEREFORE, this agreement made and entered into this 29th day of May, 19 72, by and between  
the ASSOCIATION, as mortgagee, and David T. Schemm and Elizabeth H. Schemm  
as assuming OBLIGOR,

WITNESSETH:

In consideration of the premises and the further sum of \$1.00 paid by the ASSOCIATION to the OBLIGOR, receipt of which is  
hereby acknowledged, the undersigned parties agree as follows:

(1) That the loan balance at the time of this assumption is \$ 38,800.00; that the ASSOCIATION is presently de  
increasing the interest rate on the balance to 7 1/2 %. That the OBLIGOR agrees to repay said obligation in monthly installments  
of \$ 273.83 each with payments to be applied first to interest and then to remaining principal balance due from month to  
month with the first monthly payment being due July 1, 19 72.

(2) THE UNDERSIGNED agree(s) that the aforesaid rate of interest on this obligation may from time to time in the discretion  
of the ASSOCIATION be increased to the maximum rate per annum permitted to be charged by the then applicable South Carolina  
law. Provided, however, that in no event shall the maximum rate of interest exceed seven & one-half (7 1/2) % per annum on  
the balance due. The ASSOCIATION shall send written notice of any increase in interest rates to the last known address of the  
OBLIGOR(S) and such increase shall become effective thirty (30) days after written notice is mailed. It is further agreed that the  
monthly installment payments may be adjusted in proportion to increments in interest rates to allow the obligation to be retired  
in full in substantially the same time as would have occurred prior to any escalation in interest rate.

(3) Should any installment payment become due for a period in excess of (15) fifteen days, the ASSOCIATION may collect a  
"LATE CHARGE" not to exceed an amount equal to five per centum (5%) of any such past due installment payment.

(4) Privilege is reserved by the obligor to make additional payments on the principal balance assumed providing that such pay-  
ments, including obligatory principal payments do not in any twelve (12) month period beginning on the anniversary of the assumption  
exceed twenty per centum (20%) of the original principal balance assumed. Further privilege is reserved to pay in excess of twenty  
per centum (20%) of the original principal balance assumed upon payment to the ASSOCIATION of a premium equal to six (6)  
months interest on such excess amount computed at the then prevailing rate of interest according to the terms of this agreement  
between the undersigned parties. Provided, however, the entire balance may be paid in full without any additional premium during any  
thirty (30) day notice period after the ASSOCIATION has given written notice that the interest rate is to be escalated.

(5) That all terms and conditions as set-out in the note and mortgage shall continue in full force, except as modified expressly by  
this Agreement.

(6) That this Agreement shall bind jointly and severally the successors and assigns of the ASSOCIATION and OBLIGOR, his  
heirs, successors and assigns.

IN WITNESS WHEREOF the parties hereto have set their hands and seals this 29th day of May, 19 72.

In the presence of:

Kathy Schemm  
Elizabeth H. Schemm

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION  
BY: [Signature] (SEAL)  
David T. Schemm (SEAL)  
Elizabeth H. Schemm (SEAL)  
Assuming OBLIGOR(S)

CONSENT AND AGREEMENT OF TRANSFERRING OBLIGOR(S)

In consideration of Fidelity Federal Savings and Loan Association's consent to the assumption outlined above, and in further  
consideration of One dollar (\$1.00), the receipt of which is hereby acknowledged, I (we), the undersigned(s) as transferring OBLI-  
GOR(S) do hereby consent to the terms of this Modification and Assumption Agreement and agree to be bound thereby.

In the presence of:

Kathy Schemm  
Elizabeth H. Schemm

M. L. Lanford, Jr. (SEAL)  
M. L. Lanford, Jr. (SEAL)  
Transferring OBLIGOR(S) (SEAL)

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared before me the undersigned who made oath that (s)he saw I. Henry Philpot, Jr., David T.  
Schemm, Elizabeth H. Schemm and M. L. Lanford, Jr.  
sign, seal and deliver the foregoing Agreement(s) and that (s)he with the other subscribing witness witnessed the execution thereof.

SWORN to before me this  
29th day of May, 19 72.

Elizabeth H. Schemm (SEAL)  
Notary Public for South Carolina  
My commission expires: 12/16/80

CARTER & PHILPOT