GREENVILLE CO. S. C.

BOOK 1276 PAGE 655

-- JUH 15- 5 OF PH '73-

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

GREENVILLE, SOUTH CAROLINA

MODIFICATION & ASSUMPTION AGREEMENT

210 4 20 30 1 20 20 20 20 20 20 20 20 20 20 20 20 20 	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	Loun Account No.
WHEREAS Fidelity Federal Savings and Loan Association CIATION, is the owner and holder of a promissory note dated -	of Greenville, South Carolina, hereinafter referred to as the ASSO- June 13, 1973 executed by Alonza M. in the original sum of \$ 35,400.00 bearing
Debruhl and Lloyd G. Boyer interest at the rate of 8 % and secured by a first mo	in the original sum of \$\frac{35,400.00}{23}\$ bearing
Cambridge Park	, which is recorded in the RMC office for
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	which is recorded in the RMC office for the said mortgage loan and to pay the balance due thereon; and r of ownership of the mortgaged premises to the OBLIGOR and his checkereness was accordingly the said mortgaged premises to the OBLIGOR and his checkereness was accordingly to the contract the contract of the co
NOW THEREFORE this agreement made and entered into	o this 15 day of June 19 73, by and between
the ASSOCIATION, as mortgagee, and <u>Investment Prop</u> as assuming OBLIGOR,	perties, Inc.
	ESSETH:
hereby acknowledged, the undersigned parties agree as follows: (1) That the loan balance at the time of this assumption is	0 paid by the ASSOCIATION to the OBLIGOR, receipt of which is \$\\\35,400.00\\\; therefore \text{therefore}\$ (100.00)
	e OBLIGOR agrees to repay said obligation in monthly installments
of \$.261.95 each with payments to be applied first to month with the first monthly payment being due July	to interest and then to remaining principal balance due from month to
of the ASSOCIATION be increased to the maximum rate per a	unnum permitted to be charged by the then applicable South Carolina
the balance due. The ASSOCIATION shall send written notice OBLIGOR(S) and such increase shall become effective thirty monthly installment payments may be adjusted in proportion to in full in substantially the same time as would have occurred p (3) Should any installment payment become due for a perio "LATE CHARGE" not to exceed an amount equal to five per c (4) Privilege is reserved by the obligor to make additional ments, including obligatory principal payments do not in any two exceed twenty per centum (20%) of the original principal balance assumed we months interest on such excess amount computed at the then probetween the undersigned parties. Provided, however, the entire thirty (30) day notice period after the ASSOCIATION has given (5) That all terms and conditions as set out in the note and	centum (5%) of any such past due installment payment, payments on the principal balance assumed providing that such paydetve (12) month period beginning on the anniversary of the assumption ance assumed. Further privilege is reserved to pay in excess of twenty upon payment to the ASSOCIATION of a premium equal to six (6) evailing rate of interest according to the terms of this agreement balance may be paid in full without any additional premium during any a written notice that the interest rate is to be escalated. It mortgage shall continue in full force, except as modified expressly by the successors and assigns of the ASSOCIATION and OBLIGOR, his
In the presence of: Samy Sofroll	ENDRITY FEDERAL SAVINGS & LOAN ASSOCIATION BY CHICKET ALLOS WILLIAMS (CILLIAMS)
42/1/1	Towartment Properties/ Inc
7 Geredeth J. Tenter	O A-FTI - H (SEAL)
	BY: COtto White, President (SEAL)
	Joann B. Jonespile Obligor(s) Secretary
C. Otto ZIlita h.	John B. Jones, Individually
C. Otto White, Individually	
	OF TRANSFERRING OBLIGOR(S)
In consideration of Fidelity Federal Savings and Loan Asso consideration of One dollar (\$1.00), the receipt of which is he GOR(S) do hereby consent to the terms of this Modification and	
In the presence of:	Alonza Debruh
- feling y y-ich	Lloyd G. Boyer (SEAL)
Missedith J. Tesley	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA)	Transferring OilLIGOR(S)
	PROBATE
Personally appeared before me the undersigned who made by its duly authorized officers and Alonza I Monto Living the foregains American and Alonza I	eath that (s)he saw Investment Properties, Inc. M. Debruhl and Lloyd G. Boyer and William B. e with the other subscribing witness witnessed the execution thereof
SWORN to before me this	
Notary Public for Fourth Cardina (SEAL)	eddill' 8 Lisson, F. G. Cox 426, Grecaville, S. C.
My commission expires: 10/1/29	

Postfication & Assumption Agreement Recorded June 15, 1973 at 5:06 P. E., # 36394

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