

1975

STATE OF SOUTH CAROLINA)
)
) MODIFICATION AGREEMENT
COUNTY OF GREENVILLE) Mortgage Book 1282, Page 448

WHEREAS, the undersigned have this date purchased from E. J. Copeland and Rebecca Y. Copeland, two (2) lots known as Lots 25 and 26, Garrett Street, Town of Fountain Inn, shown on a Plat of property of W. H. Phillips and W. E. Harrison, recorded in the R.M.C. Office for Greenville County in Plat Book FF, Pages 52 and 53 (being more particularly described in the mortgage hereinafter referred to); and

WHEREAS, part of the consideration for this conveyance is the assumption of a mortgage payable to United Federal Savings and Loan Association, formerly Fountain Inn Federal Savings & Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1282, Page 448, and has a present unpaid balance of Thirty Thousand, One Hundred Thirty-Six and 54/100 (\$30,136.54) Dollars; and

WHEREAS, United Federal Savings & Loan Association, as mortgagee, has agreed to consent to the transfer of said property and allow the assumption of the mortgage balance by the undersigned on condition that the undersigned agree that the interest rate as set forth in said mortgage and in the Note, which it secures, be increased beginning April 1, 1974, to eight (8%) percent per annum, therefore, it is hereby agreed by the undersigned that the above referred to Note and Mortgage are hereby amended to provide that in lieu of interest at Seven and Three-Quarters (7-3/4%) percent per annum, interest from and after April 1, 1974, will be computed in accordance with the terms of said note and mortgage at the rate of Eight (8%) percent per annum, and that beginning with the payment due April 1, 1974, monthly payment will be Two Hundred Thirty Four and 65/100 (\$234.65) Dollars.

It is agreed that all other terms set forth in the Note and Mortgage shall remain in full force and effect.

WITNESS our hands and seals this 21st day of March, 1974.

In the Presence of:

[Handwritten signatures]

Philip C. Sheppard (SEAL)
Philip C. Sheppard

Margaret R. Sheppard (SEAL)
Margaret R. Sheppard

UNITED FEDERAL SAVINGS & LOAN ASS'N.
BY: *[Signature]* (SEAL)
Stanley L. Johnson, President

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me, Shelby W. Boling, and made oath that she saw the within named, Philip C. and Margaret R. Sheppard and United Federal Savings & Loan Association, by its duly authorized officer, Stanley L. Johnson, President, sign, seal and as their act and deed deliver the within written Modification Agreement and that she with C. Thomas Cofield, III., witnessed the execution thereof.

SWORN to before me this 21st day of March, 1974.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 12/15/79

[Handwritten signature]

RECORDED

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