

Family Federal Savings and Loan Association
Drawer L.
Greer, South Carolina 29651

MODIFICATION AND ASSUMPTION AGREEMENT

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

THIS AGREEMENT by and between Family Federal Savings and Loan Association of Greer, South Carolina, hereinafter called the Association, and J. H. Nelson and Lorene H. Nelson, hereinafter referred to as the Sellers and Charles T. Kent and Jean M. Kent, hereinafter referred to as the Buyers, witnesseth:

WHEREAS, the Association is the owner and holder of a promissory note dated September 6, 1974 executed to it by J. H. Nelson and Lorene H. Nelson in the original sum of \$18,000.00 bearing interest at the rate of nine (9) percent and secured by a first mortgage on the premises being known as a portion of Lot No. 98 as shown on a plat of the property of Charles E. Eledge, according to a survey and plat thereof by Robert E. Jordon, Registered Surveyor, dated January 17, 1955 and recorded in Plat Book FF at Page 256, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1322 at Page 115;

WHEREAS, the title to the said property is now being transferred to the undersigned Buyers who have already agreed to assume said mortgage loan and pay the balance due thereon;

NOW, THEREFORE, in consideration of the mutual covenance and agreements herein contained, it is hereby agreed as follows:

1. That the Association does hereby consent to the sale and conveyance of said premises by the Sellers herein to the said Buyers.

2. That the Buyers do hereby assume and agree to pay said mortgage indebtedness, evidenced by said note and mortgage, and to perform all of the obligations therein, it being agreed and understood that as of this date the said indebtedness is \$17,556.50; that the Buyers agree to repay said obligation in 235 monthly installments of \$161.96 per month with the first monthly payment being due on April 1, 1975.

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