

GREENVILLE CO. S.C.

1975 SEP 30 11:00 AM
RECORDED & INDEXED

BOOK 1354 PAGE 618

ASSUMPTION AGREEMENT

THIS AGREEMENT, entered into this 30th day of September 1975, between
ZENITH MORTGAGE COMPANY, a corporation the holder of that certain
mortgage, and the note secured thereby, dated June 23, 1970, executed by Ward S.
Stone, as Partner of Pleasantdale Apartments Company
and recorded in Greenville County, South Carolina, Book 1158, Page 465, and
Pleasantdale Apartments, A general Partnership, owner of the property covered by
said mortgage (hereinafter called "the Owner").

WITNESSETH:

In consideration of the consent of the Secretary of Housing and Urban
Development to the transfer of the mortgaged property to the Owner, and in order
to comply with the requirements of the Secretary of Housing and Urban Development,
the National Housing Act, and the Regulations adopted pursuant thereto, the Owner
agrees to assume, except as limited below, and be bound by said mortgage and note,
and that certain Regulatory Agreement dated June 23, 1970, and recorded in Green-
ville County, South Carolina, and incorporated in said mortgage by reference.

The Owner does not assume personal liability for payments due under said
note and mortgage, or for the payments to the reserve for replacements under the
Regulatory Agreement, or for matters not under its control, provided that the Owner
shall remain liable under said Regulatory Agreement only with respect to the matters
hereinafter stated, namely:

- (a) for funds or property of the project coming into its hands which, by
the provisions thereof, it is not entitled to retain; and
- (b) for its own acts and deeds or acts and deeds of others which it
has authorized in violation of the provisions thereof.

The Owner is to be bound by said mortgage, note and Regulatory Agreement,
subject to the foregoing limitation of personal liability, from the date of this
agreement to the same extent as if it had been an original party to said instruments.

The Owner agrees that there shall be full compliance with the provisions of
(1) any laws prohibiting discrimination in housing on the basis of race, color, creed
or national origin; and (2) with the Regulations of the Federal Housing Administration
providing for nondiscrimination and equal opportunity in housing. It is understood
and agreed that failure or refusal to comply with any such provisions shall be a
proper basis for the Secretary to take any corrective action he may deem necessary,
including, but not limited to, the rejection of future applications for FHA mortgage

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