

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 June 10, 1974, executed by Alvin Trammell

in the original sum of \$ 39,600.00 bearing
interest at the rate of 9 % and secured by a first mortgage on the premises being known as the major portion of Lot 7
of Taylor Heights as shown in Plat Book 4x, Page 2, which is recorded in the RMC office for

Greenville County in Mortgage Book 1313, page 273, 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~~ ^{decreased} from nine % to a present
rate of 8 1/2 %, and can be escalated as hereinafter stated.

NOW, THEREFORE, this agreement made and entered into this 15th day of September, 1977, by and between
the ASSOCIATION, as mortgagee, and Richard E. Leiter and Carolyn G. Leiter
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 \$ 30,000.00; that the ASSOCIATION is presently ~~de-~~
~~creasing~~ ^{de-} ~~creasing~~ the interest rate on the balance to 8 1/2 %. That the OBLIGOR agrees to repay said obligation in monthly installments
of \$ 241.57 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 October 1, 1977.

(2) 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.

(3) 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.

(4) 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 15th day of September, 1977.

In the presence of:

Debbie K. Goddard
Timothy H. Farr

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY: Timothy H. Farr (SEAL)

Richard C. Leiter (SEAL)
Carolyn G. Leiter (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:

Debbie K. Goddard
Timothy H. Farr

Clyde W. Hawkins (SEAL)

Transferring OBLIGOR(S)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me the undersigned who made oath that (s)he saw Richard E. Leiter, Carolyn G. Leiter,
Clyde W. Hawkins, & Fidelity Federal Savings and Loan Association by
sign, seal and deliver the foregoing Agreement(s) and that (s)he with the other subscribing witness witnessed the execution thereof
by Timothy H. Farr

SWORN to before me this

15th day of September, 1977.
Timothy H. Farr (SEAL)

Debbie K. Goddard
(Debbie K. Goddard)

Notary Public for South Carolina
My commission expires: 10-14-86

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