

LOAN MODIFICATION AND
ASSUMPTION AGREEMENT OF S. C.

THIS AGREEMENT, made and entered into this 23rd day of June,
1981, by and between the undersigned parties; ROBERT R. AND EDNA B. SABOTA,
SABOTA, hereinafter referred to as "Seller", THOMAS AND GAIL ADAMS,
GAIL ADAMS, hereinafter referred to as "Purchaser", and
LINCOLN NATIONAL LIFE INSURANCE COMPANY, hereinafter referred to as
"Lender":

WITNESSETH THAT:

WHEREAS, Seller is indebted to Lender as evidenced by a Promissory Note dated
November 16, 1979, in the original amount of \$60,000.00, bearing
interest at the rate of 11 per cent per annum and payable in 360
monthly installments of \$571.80 due on the first day of each month, said
indebtedness being secured by certain property known as 102 Cliffwood Lane,
Greer, S.C. 29651, being more particularly described in a
Mortgage from Seller to Lender of the same date as the Note above and recorded in
Mortgage Book 1488, Page 569, in the office of the Register of Mesne Conveyance
or Clerk of Court of Greenville County, South Carolina;

WHEREAS, Seller desires to sell and Purchaser desires to purchase said property
subject to such indebtedness and to assume the unpaid principal owing to Lender but
such Mortgage requires the written consent of Lender prior to any transfer of the
right of possession of such property, and a transfer without consent would constitute
a default under such Mortgage, and Seller and Purchaser wish to obtain the consent
of Lender to such transfer; and

WHEREAS, the parties desire to modify the terms of said Note and Mortgage; as
more particularly set forth hereinafter and to acknowledge by Seller and Purchaser
the rights of Lender and the notice required to be given by Lender as to foreclosure
in the event of default under said Mortgage and Note;

NOW THEREFORE, in consideration of the agreement and undertaking of Purchaser
assuming and agreeing to pay the Note and to perform the covenants and obligations of
said Mortgage securing said Note, as said Note and Mortgage are hereinafter modified,
Lender waives and relinquishes its right under the Mortgage to declare all sums
secured by the Mortgage to be immediately due and payable by reason of the sale and
transfer by Seller to Purchaser, it being understood and agreed that this waiver and
relinquishment applies only to said sale and not to any future sales or transfers.