

FILED
GREENVILLE S.C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LOAN MODIFICATION AGREEMENT

WHEREAS, South Carolina Federal Savings and Loan Association (the "Lender") has loaned RICHARD W. CAMPANARO and MARY P. CAMPANARO (the "Mortgagors") the sum of Two Hundred Nineteen Thousand and No/100 (\$219,000.00) Dollars as evidenced by that certain Promissory Note of the Mortgagors dated February 2, 1981, secured by a first Mortgage dated February 2, 1981, on property known as Lot 9, Huntington Subdivision, Greenville, South Carolina, which Mortgage is recorded in the RMC Mortgage Book 1531 at Page 877 and re-recorded in Office for Greenville County in Mortgage Book 1539 at Page 419;

WHEREAS, the parties desire to modify a part of the repayment terms and the release of additional collateral in said Note and Mortgage and to provide for inclusion of a sewer easement as part of the secured collateral under the Mortgage;

NOW, THEREFORE, in consideration of the sum of Five (\$5) Dollars in hand paid to Lender, receipt whereof is hereby acknowledged, and for other good and sufficient consideration, the parties agree as follows:

1. Lender agrees to release its second mortgage lien on that certain real property of Mortgagors known as Lot 228, Sugar Creek Subdivision, Section I, as more particularly described in the aforesaid Mortgage, upon payment to Lender of the sum of \$19,000 as a principal reduction upon sale of Lot 228, Sugar Creek Subdivision, Section I. Mortgagors further agree to make, in addition to their regular monthly payments, five annual principal prepayments in the amount of \$7,000 each due and payable in advance on the anniversary of the \$19,000 principal prepayment described above. Lender agrees to adjust Mortgagors' monthly payment to principal and interest upon each of the foregoing such principal prepayments so that the remaining principal will be amortized and payable at the applicable interest rate for the remainder of the original term set forth in the Promissory Note and Mortgage.

2. Mortgagors agree that any easement appurtenant and right-of-way obtained or to be obtained by the Mortgagors from the County of Greenville and any other appropriate parties for a sewer line serving Lot 9 Huntington Subdivision is and shall be considered a part of the realty secured under Lender's Mortgage and is hereby conveyed and transferred to Lender upon condition and pursuant to the terms of the aforesaid Mortgage without further conveyance being required from Mortgagors unless requested by Lender.

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