

⑤ 314315

VOL 1684 PAGE 960

exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay the sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

Witness the hand(s) and seal(s) of the undersigned.

Richard S. Arvai (Seal)
Richard S. Arvai Borrower

Ellen M. Arvai (Seal)
Ellen M. Arvai Borrower

____ (Seal)
Borrower

(Sign Original Only)

10825

ADVANTAGE NOTE - 1 YEAR ARM
(AL, CA, DC, FL, GA, KY, MD, NC, SC, TN, TX, WV)
Page 5 of 5 3/84

Re - RECORDED OCT 10 1984 at 9:25 A.M.

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