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 GREENVILLE CO. S.C.  
 AUG 25 3:21 PM '74  
 DONNIE S. WALKERSLEY  
 R.M.C.

1320 PAGE 689  
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LOAN MODIFICATION AND  
 ASSUMPTION AGREEMENT

This agreement made this 14th day of August, 1974, between  
 Carolina Federal Savings and Loan Association of Greenville, South Carolina, a corporation chartered under  
 the laws of the United States, hereinafter called the "Association", and Bohdan Jeffrey Kaniwec  
 hereinafter called the "Purchaser."

WITNESSETH:

Whereas, the Association is the owner and holder of a promissory note dated December 13, 1971  
 executed by Bocar Enterprises, Inc.  
 in the original amount of \$ 26,000.00 and secured by a mortgage on the premises known and designa-  
 ted as 204 Ladbroke Rd., Del Norte, Greenville, S. C.  
 said mortgage being recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book  
1216 at page 195; and Assumed August 15, 1972 By Robert J. & Millie B. Wilson  
 Book #1246, Page 297

Whereas, the present owner of the aforesaid property desires to convey the same to the Purchaser who  
 desires to assume the mortgage indebtedness and has requested the written consent of the Association to said  
 transfer, pursuant to ~~the~~ the aforesaid mortgage, which consent the Association has agreed to grant,  
 provided the terms of the indebtedness are modified as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and the mutual agreements hereinafter expressed it  
 is understood and agreed as follows:

1. The principal indebtedness now remaining unpaid on said loan is \$ 25,449.29, the interest  
 rate from the date hereof shall be 8 % per annum, and the said unpaid principal and interest shall be  
 payable in monthly installments of \$ 190.05 each on the first day of each month hereafter until the  
 principal and interest are fully paid; the balance of said principal and interest, if not sooner paid, shall be due  
 and payable on the first day of July, 2002.
2. All terms and conditions of the said promissory note and the said mortgage which it secures (which are  
 incorporated herein by reference) shall continue in full force except as expressly modified by this agreement.
3. The Purchaser assumes and agrees to pay the indebtedness in accordance with the terms of said note  
 and said mortgage as the same are modified by this agreement and the Association hereby consents to the trans-  
 fer of said property to the Purchaser and to said assumption.
4. This agreement shall bind the heirs, executors, administrators, successors, and the assigns of  
 the Association and of the Purchaser, respectively.

IN WITNESS WHEREOF, the Association has caused its corporate seal to be hereunto affixed and these  
 presents to be subscribed by its duly authorized officer, and the Purchaser has hereunto set his/her/their hand  
 and seal, or, if the Purchaser be a corporation, has caused its corporate seal to be hereunto affixed and these  
 presents to be subscribed by its duly authorized officer(s) on the date and year above written.

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In the Presence of:  
Elaine Kellon  
 As to the Association  
Billing J. Thacker  
Debra H. Garrison  
 As to the Purchaser

CAROLINA FEDERAL SAVINGS AND  
 LOAN ASSOCIATION  
 By D. J. Deumany (I.S.)  
 Vice President & Secretary  
Bohdan Jeffrey Kaniwec (I.S.)  
 Purchaser

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