

STATE OF SOUTH CAROLINA)
GREENVILLE CO. S. C.) MODIFICATION AGREEMENT
COUNTY OF GREENVILLE) LOAN ASSUMPTION

FILED
300 4 53 PM '76
DONNIE E. TANKERSLEY
MHC

WHEREAS, on the 27th day of December, 19 73, First Federal Savings and Loan Association of Greenville, South Carolina made a mortgage loan to John E. Dean, Jr. & Vicki S. Dean covering Lot No. 93, located on Verner Road Street in a subdivision known as _____ in the sum of \$ 30,850.00 on a basis of approximately 30 years with payments thereon at the rate of \$ 248.24 per month, with interest at the rate of 9.00 % per annum; and

WHEREAS, the said John E. Dean, Jr. & Vicki S. Dean has heretofore conveyed the mortgaged premises to Bruce Keith & Donna S. Baynard, hereinafter referred to as the obligor (s), who has/have expressly assumed and agreed to pay the said note and mortgage according to the terms thereof; and

WHEREAS, the principal balance due on said mortgage loan has now been reduced to the sum of \$ 28,000.00; and

WHEREAS, it is now desired by the parties hereto that the terms of said note and mortgage be amended so as to provide for a payment period of approximately 27 years, with payments thereon at the rate of \$ 225.60 per month, with interest at the rate of 8.75 % per annum, to be computed and paid monthly. NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS that in and for the mutual considerations and premises hereinabove expressed, the First Federal Savings and Loan Association of Greenville does hereby authorize the undersigned obligor (s) to make payments on the aforesaid mortgage being recorded in the R. M. C. Office for Greenville County in Mortgage Book 1298, at Page 485 at the rate of \$ 225.60 per month, bearing interest at the rate of 8.75 % per annum, payable monthly, and that so long as said payments are made promptly on the first day of each and every calendar month this loan shall not be considered delinquent, but should the said obligor (s), or his grantee, or assigns, fail to make said payments as agreed, then in that event, the holder of this mortgage may institute foreclosure proceedings without further delay according to the terms as set out in said note and mortgage.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that no other terms of the aforesaid note and mortgage are in any way changed, altered, or amended by this agreement.

WITNESS our hands and seals this the 27th day of August, 19 76.

In the presence of:

Frances K. Bagwell
Andrew B. Kelley

First Federal Savings & Loan Association of Greenville (SEAL)

By: James C. Blakely, Jr.
Mortgagee
Bruce Keith Baynard
Obligor

Donna Sims Baynard

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me Andra Kelley and made oath that she saw the within named First Federal Savings and Loan Association of Greenville by its duly authorized officer James C. Blakely, Jr. as Attorney, and Bruce Keith & Donna Sims Baynard sign, seal and as their act and deed deliver the within written Extension Agreement, and the she with Frances K. Bagwell witnessed the execution thereof.

SWORN to before me this the _____ day of _____

19_____
Frances K. Bagwell (L.S.)
Notary Public for South Carolina
My commission expires 4/17/79

Andra B. Kelley

RECORDED AUG 30 '76 At 4:53 P.M.

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