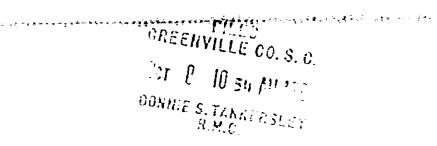
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FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

GREENVILLE, SOUTH CAROLINA

MODIFICATION & ASSUMPTION AGREEMENT / XX

STATE OF SOUTH CAROLINA	Lean Account No.
COUNTY OF GREENVILLE	
	on of Greenville, South Carolina, hereinafter referred to as the ASSO-
CIATION, is the owner and holder of a promissory note dated	June 24, 1969 executed by M. L. Lanford in the original sum of \$ 40,000.00 bearing
7.75 (1.31)	nortgage on the premises being known as Lot 58, Hudson
Road, Pelham Estates, Section I	which is recorded in the RMC office for
WHEREAS the ASSOCIATION has agreed to some transfe	page - 447, title to which property is now being transferred sume said mortgage loan and to pay the balance due thereon; and er of ownership of the mortgaged premises to the OBLIGOR and his the balance due is increased from -7-50 % to a present
rate of -7.50 %, and can be escalated as herein	to this lst day of October 19.76, by and between
NOW, THEREFORE, this agreement made and entered int	to this 150 day of October 19.70, by and between
he ASSOCIATION, as mortgagee, andSOUTHETHBalls assuming OBLIGOR,	nk_&_Trust_Company,
WITN	ESSETH:
	00 paid by the ASSOCIATION to the OBLIGOR, receipt of which is is \$_34,431.61_; that the ASSOCIATION is presently increas-
(1) That the loan palance at the time of this assumption is	e OBLIGOR agrees to repay said obligation in monthly installments
se 280 36 each with payments to be applied first to	to interest and then to remaining principal balance due from month to
nonth with the first monthly payment being due November	r 1 10.76 te of interest on this obligation may from time to time in the discretion
f the ASSOCIATION be increased to the maximum rate per a	annum permitted to be charged by the then applicable South Caronna
he balance due. The ASSOCIATION shall send written notice	te of interest exceed Seven & one=half. 7.50 per annum on e of any increase in interest rates to the last known address of the (30) days after written notice is mailed. It is further agreed that the to increments in the contract of allow the obligation to be retired when to any same tion in interest rate.
(3) Should any installment payment become due for a period LATE CHARGE" not to exceed an amount equal to five period (4) That all terms and conditions as set out in the note and	od in excess of (15) fifteen days, the ASSUCIATION may collect a
nis Agreement. (5) That this Agreement shall bind jointly and severally the eirs, successors and assigns. IN WITNESS WHEREOF the parties hereto have set their	r hands and seals this <u>lst</u> day of <u>October</u> , 19 76.
n the presence of:	FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
Sandia M. Budwell	BY: W. Cank J. J. (SEAL)
helvered W Bless	(SEAL)
and the contract of the contra	
·	SOUTHERN BANK & TRUST COMPANY (SEAL) By D. D. S. P. S.
	Assuming OBI GOR(S)
·	OF TRANSFERRING OBLIGOR(S)
In consideration of Fidelity Federal Savings and Loan Association of One dollar (\$1.00), the receipt of which is her OR(S) do hereby consent to the terms of this Modification and	ciation's consent to the assumption outlined above, and in further reby acknowledged, I (we), the undersigned(s) as transferring OBLI-Assumption Agreement and agree to be transferred.
the presence of:	JAMES J. ETHRIDGE MANY (SEAL)
1 1. Roquet	(SEAL)
711/18/1	6 4 1 1 10
40011	GAYE'H. ETHRIDGE (SEAL)
/	Transferring OBLIGOR(S)
TATE OF SOUTH CAROLINA)	Transferring Obligor(5)
OUNTY OF GREENVILLE)	PROBATE
Personally appeared before me the undersigned who made	oath that (s)he saw James J. Ethridge and Gaye H.
	with the other subscribing witness witnessed the execution thereof.
WORN to before me this day of October , y 26.	
Kradhy Wardelle (SEAL)	My Rognif
otery Public for South Capilina y formission expire:	

SEE REVERSE SIDE