

FILED  
GREENVILLE CO. S. C. GREENVILLE, SOUTH CAROLINA

AUG 4 10 20 AM '81  
MODIFICATION & ASSUMPTION AGREEMENT

DONNIE S. JANKERSLEY  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Loan Account No. \_\_\_\_\_

WHEREAS American Federal Savings and Loan Association of Greenville, South Carolina, hereinafter referred to as the ASSOCIATION, is the owner and holder of a promissory note dated July 23, 1981, executed by Wyllys H. Taylor, Jr. in the original sum of \$69,950.00 bearing interest at the rate of 11.0% and secured by a first mortgage on the premises being known as Lot 67, Stratford Forest

which is recorded in the RMC office for Greenville County in Mortgage Book 1474, page 500, title to which property is now being transferred to the undersigned OBLIGOR(S), who has (have) agreed to assume said mortgage loan and to pay the balance due thereon; and

WHEREAS the ASSOCIATION has agreed to said transfer of ownership of the mortgaged premises to the OBLIGOR and his assumption of the mortgage loan, provided the interest rate on the balance due is increased from ~~XXXXXXXXXXXXXXXXXXXX%~~ to ~~XXXXXXXXXXXXXXXXXXXX%~~ ~~XXXXXXXXXXXXXXXXXXXX%~~

NOW, THEREFORE, this agreement made and entered into this 21st day of July, 1981, by and between the ASSOCIATION, as mortgagee, and S. James Showalter and Harriet M. Showalter, as assuming OBLIGOR,

WITNESSETH:

In consideration of the premises and the further sum of \$1.00 paid by the ASSOCIATION to the OBLIGOR, receipt of which is hereby acknowledged, the undersigned parties agree as follows:

(1) That the loan balance at the time of this assumption is \$ 69,323.94; ~~that the ASSOCIATION is presently increasing the interest rate on the balance to XXXXXXXXXXXXXXX%~~ That the OBLIGOR agrees to repay said obligation in monthly installments of \$ 666.15 each with payments to be applied first to interest and then to remaining principal balance due from month to month with the first monthly payment being due August 1, 1981.

(2) Should any installment payment become due for a period in excess of (15) fifteen days, the ASSOCIATION may collect a "LATE CHARGE" not to exceed an amount equal to five per centum (5%) of any such past due installment payment.

(3) That all terms and conditions as set out in the note and mortgage shall continue in full force, except as modified expressly by this Agreement.

(4) That this Agreement shall bind jointly and severally the successors and assigns of the ASSOCIATION and OBLIGOR, his heirs, successors and assigns.

IN WITNESS WHEREOF the parties hereto have set their hands and seals this 21st day of July, 1981

In the presence of:

W. Lindsay Smith  
Doris J. Elderman

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
NON-AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION

BY: W. Lindsay Smith (SEAL)

S. James Showalter (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Assuming OBLIGOR(S)

CONSENT AND AGREEMENT OF TRANSFERRING OBLIGOR(S)

In consideration of American Federal Savings and Loan Association's consent to the assumption outlined above, and in further consideration of One dollar (\$1.00), the receipt of which is hereby acknowledged, I (we), the undersigned(s) as transferring OBLIGOR(S) do hereby consent to the terms of this Modification and Assumption Agreement

In the presence of:

W. Lindsay Smith  
Doris J. Elderman

Harriet M. Showalter (SEAL)  
Assuming OBLIGOR(S)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Wyllys H. Taylor, Jr. (SEAL)  
Transferring OBLIGOR(S)  
Wyllys H. Taylor, Jr.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared before me the undersigned who made oath that (s) he saw S. James Showalter and Harriet M. Showalter

sign, seal and deliver the foregoing Agreement(s) and that (s)he with the other subscribing witness witnessed the execution thereof.

SWORN to before me this

21st day of July, 1981.

W. Lindsay Smith (SEAL)

Doris J. Elderman

Notary Public for South Carolina

My commission expires:

RECORDED AUG 4 1981 at 10:20 A.M.

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