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SLEY

GREENVILLE, SOUTH CAROLINA

MODIFICATION & ASSUMPTION AGREEMENT

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 30, 1979, executed by Wesco Properties, a General Partnership in the original sum of \$65,000.00 bearing interest at the rate of 11 % and secured by a first mortgage on the premises being known as 107 Oak Fern Drive, which is recorded in the RMC office for Greenville County in Mortgage Book 1475, page 186, 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 12 % to a present rate of 14 %.

NOW, THEREFORE, this agreement made and entered into this 30th day of July, 19 82, by and between the ASSOCIATION, as mortgagee, and W. Robert Speer and Judy H. Speer, 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 \$ 47,422.68; that the ASSOCIATION is presently increasing the interest rate on the balance to 14 %. That the OBLIGOR agrees to repay said obligation in monthly installments of \$ 569.43 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, 19 82.

(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 30th day of July, 19 82.

In the presence of:
Robert M. Auer
Linda C. Forester

formerly Fidelity Federal S&L Assn.
AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION
BY: Jack H. Mitchell, III, Agent (SEAL)

W. Robert Speer (SEAL)
W. ROBERT SPEER (SEAL)
Judy H. Speer (SEAL)
Assuming OBLIGOR(S)
JUDY H. SPEER

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:
Robert M. Auer
Linda C. Forester

+ Herbert David Smilie (SEAL)
+ Catherine Sue Smilie (SEAL)

Transferring OBLIGOR(S)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me the undersigned who made oath that (s) he saw American Federal Sav. & Loan Assn. by Jack H. Mitchell, III, as Agent, W. Robert Speer and Judy H. Speer as Assuming Obligors and Herbert David Smilie and Catherine Sue Smilie as Transferring Obligors

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
30th day of July, 19 82
Linda C. Forester (SEAL)
Notary Public for South Carolina
My commission expires: 3/26/89

Robert M. Auer

RECORDED JUL 30 1982
at 4:22 P.M.

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