OLLIE FARNSWORTH

BOOK 1188 PAGE 402

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

GREENVILLE, SOUTH CAROLINA

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•	MODIFICATION &	ASSUMPTION AGREEMENT	•
		1980	

STATE OF SOUTH CAROLINA	Loan Account No.	
COUNTY OF GREENVILLE		
WHEREAS Fidelity Federal Savings and Loan Association	n of Greenville, South Carolina, hereinafter referred to	as the ASSO-
CIATION, is the owner and holder of a promissory note dated.	August 1909 , executed by — 27 000 00	<u> </u>
iterest at the rate of	in the original sum of \$ 77,000.00	nlly Road
sterest at the rate of	ortgage on the premises being known as Lot 145 115	Dreg sets don
Warus Porest Herdrits Subdivision	, which is recorded in the	RMC office for
wards Forest Heights Subdivision recenville County in Mortgage Book 1134, po the undersigned OBLIGOR(S), who has (have) agreed to assi WHEREAS the ASSOCIATION has agreed to said transfer ssumption of the mortgage loan, provided Maximum ANNICAL	WHUMWAYWWWWWWWWWWWWWWWWWWWWWWWW	reon; and LIGOR and his
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NOW, THEREFORE, this agreement made and entered into the ASSOCIATION, as mortgages, and W. Karl Pellina as assuming OBLIGOR,	this 20th day of April 1971, but and Erika Pellinat	y and between
	ESSETH:	
In consideration of the premises and the further sum of \$1.00 ereby acknowledged, the undersigned parties agree as follows: (1) That the loan balance at the time of this assumption is	o paid by the ASSOCIATION to the OBLIGOR, receipt 26,476.63; the context as a context of the context and the context as a	pt of which is
MXNXNXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
esch with navments to be applied first to	to interest and then to remaining principal balance due	
nonth with the first monthly payment being due (2) THE UNDERSIGNED agree(s) that the aforesaid rate f the ASSOCIATION be increased to the maximum rate per a	May 1. 19 71 e of interest on this obligation may from time to time in unum permitted to be charged by the then applicable 5	n the discretion South Carolina
w. Provided, however, that in no event shall the maximum rate the balance due. The ASSOCIATION shall send written notice BLIGOR(S) and such increase shall become effective thirty northly installment payments may be adjusted in proportion to	(30) days after written notice is mailed. It is further a notice increments in interest rates to allow the obligation	greed that the
a full in substantially the same time as would have occurred part (3) Should any installment payment become due for a period LATE CHARGE" not to exceed an amount equal to five per case (4) Privilege is reserved by the obligor to make additional	d in excess of (10) litteen days, the ASSOCIATION centum (5%) of any such past due installment payment	that such pay-
tents, including obligatory principal payments do not in any twel	ive (12) month period beginning on the anniversity of teach assumed. Further privilege is reserved to pay in ex	cess of twenty
er centum (20%) of the original principal balance assumed w	ipon payment to the ASSOCIATION of a premium equipment for interest according to the terms of t	his agreement
oning interest on such excess amount computed at the their pre		min management .
tween the undersigned parties. Provided, however, the entire	haiance may be third in till without any additional premi	um durink uny
stween the undersigned parties. Provided, however, the entire lirty (30) day notice period after the ASSOCIATION has given (5) That all terms and conditions as set out in the note and	balance may be paid in full without any additional preinic written notice that the interest rate is to be escalated.	um during any
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