*: 1384 =: 400

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

GREENVILLE, SOUTH CAROLINA

MODIFICATION & ASSUMPTION AGREEMENT	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	Loan Account No.
WHEREAS Fidelity Federal Savings and Loan Association	of Greenville, South Carolina, hereinafter referred to as the ASSO- February 4, 1976, executed by Greenville
Development Corporation	in the original sum of \$ 12,000,00 bearing
interest at the rate of 9 1/2 and secured by a first mo Bourne Court, Parkins Knoll, Greenvil	EPE - SUHLII IIGI UMIG ** t. *
WHEREAS the ASSUCIATION has agreed to said transfer assumption of the mortgage loan, provided the interest rate on the control of the mortgage loan, provided the interest rate on the control of the mortgage loan, provided the interest rate of the control of the mortgage loan, provided the interest rate of the control of the mortgage loan, provided the interest rate of the control of the contro	738 title to which property is now being transferred one said mortgage lean and to pay the balance due thereon; and of ownership of the mortgaged prerejses 12 the OBLIGOR and his the balance due is increased from the balance due is increased from the said of the property of the present of the stated.
NOW, THEREFORE, this agreement made and entered into the ASSOCIATION, as mortgagee, and Marietta M. as assuming OBLIGOR,	othis 31st day of March 19 76, by and between Bolt
	ESSETH:
hereby acknowledged, the undersigned parties agree as follows:	paid by the ASSOCIATION to the OBLIGOR, receipt of which is \$72,000.00; that the ASSOCIATION is presently increas-
ing the interest rate on the balance to 8 1/4 %. That the	OBLIGOR agrees to repay said obligation in monthly installments
month with the first monthly payment being due April	o interest; and then to remaining principal balance due from month to 1 76 of interest on this obligation may from time to time in the discretion
-Fit- termination by theresies to tee maximum rate met at	of interest on this obligation may from time to time in the discretion num permitted to be charged by the then applicable South Carolina of interest exceed eight & three-four h 83/4 per annum on
the balance due. The ASSOCIATION shall send written notice OBLIGOR(S) and such increase shall become effective thirty monthly installment payments may be adjusted in proportion to	(30) days after written notice is mailed. It is further agreed that the o increments in interest rates to allow the obligation to be retired rior to any escalation in interest rate.
(3) Should any installment payment become due for a perior "LATE CHARGE" not to exceed an amount equal to five per or (4) That all terms and conditions as set out in the note and	entum (5%) of any such past due installment payment. mortgage shall continue in full force, except as modified expressly by
(5) That this Agreement shall bind jointly and severally the heirs, successors and assigns. IN WITNESS WHEREOF the parties hereto have set their	r hands and seals this 31 day of March 1976
In the presence of:	Assuming Obligor(s)
Maria L. Ka. V.	BY: VALUE AND SEAL)
Echard M. Droncon	BY: I will (SEAL)
	Fidelity Federal Savings & Loan Assoc. (SEAL)
	And SU. HINNEY (SEAL)
CONSENT AND AGREEMENT	OF TRANSFERRING OBLIGOR(S)
In consideration of Fidelity Federal Savings and Loan Association of One dollar (\$1.00), the receipt of which is her GOR(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 bound thereby.
In the presence of:	Ellewille Benelymer Cof. (SEAL)
Dishud M Duncan	My Novelly W. Hammel (SEAL)
July 11. guille	(SEAL)
STATE OF SOUTH CAROLINA)	Transferring OBLIGOR(S) PROBATE
COUNTY OF GREENVILLE) Personally appeared before me the undersigned who made	Mariotta W Polt Croonville
Development Corporation AND Fidelity Fe	
SWORN to before me this Jay of Minch, 1976	Morra & Billy
Notary Public for South Carolina My commission expires: $5-21-84$	- Marine - M
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RECORDED APR 7 '76 At 2:38 P.M.

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