

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

MODIFICATION AGREEMENT

LOAN ASSUMPTION

WHEREAS, on the 20th day of June, 1975, First Federal Savings and Loan Association of Greenville, South Carolina made a mortgage loan to Charles R. Trammell Builders covering Lot No. 14 located on Oak Park Drive Street in a subdivision known as Burdett Estates in the sum of \$32,400.00 on a basis of approximately 30 years with payments thereon at the rate of \$260.70 per month, with interest at the rate of 9.0 % per annum; and

WHEREAS, the said Charles R. Trammell Builders has heretofore conveyed the mortgaged premises to Rance Claxton Cobb hereinafter referred to as the obligor (s), who has/have expressly assumed and agreed to pay the said note and mortgage according to the terms thereof; and

WHEREAS, the principal balance due on said mortgage loan has now been reduced to the sum of \$31,600.00; and, WHEREAS, the interest rate on said mortgage loan has now been reduced to 8.75%; and, WHEREAS

WHEREAS, it is now desired by the parties hereto that the terms of said note and mortgage be amended so as to provide for a payment period of approximately 30 years, with payments thereon at the rate of \$248.61 per month, with interest at the rate of 8.75 % per annum, to be computed and paid monthly. NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS that in and for the mutual considerations and premises hereinabove expressed, the First Federal Savings and Loan Association of Greenville does hereby authorize the undersigned obligor (s) to make payments on the aforesaid mortgage being recorded in the R. M. C. Office for Greenville County in Mortgage Book 1342, at Page 300 at the rate of \$248.61 per month, bearing interest at the rate of 8.75% per annum, payable monthly, and that so long as said payments are made promptly on the first day of each and every calendar month this loan shall not be considered delinquent, but should the said obligor (s), or his grantee, or assigns, fail to make said payments as agreed, then in that event, the holder of this mortgage may institute foreclosure proceedings without further delay according to the terms as set out in said note and mortgage.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that no other terms of the aforesaid note and mortgage are in any way changed, altered, or amended by this agreement.

WITNESS our hands and seals this the 10th day of October, 1975.

In the presence of:

[Handwritten signatures of witnesses]

First Federal Savings & Loan Association of Greenville (SEAL)

By: Charles E. Howard Mortgagee

Rance Claxton Cobb Obligor Rance Claxton Cobb

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared before me Undersigned witness and made oath that he saw the within named First Federal Savings and Loan Association of Greenville by its duly authorized officer Charles E. Howard as Mortgagee, and Rance Claxton Cobb sign, seal and as their act and deed deliver the within written Extension Agreement, and the he with the other subscribed witness witnessed the execution thereof.

SWORN to before me this the

10th day of October

[Handwritten signature of Notary Public] (L.S.) Notary Public for South Carolina

My commission expires 8/11/77

[Handwritten signature]

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