ASSUMPTION AGREEMENT

•	THIS ACREEMENT made this 25th day of March 19 86
	by and between <u>Daniel C. Langham</u> and <u>Brigitte B. Langham</u>
	Life Insurance Company of Georgia (Sellers); by: The Investment Centre Inc. (Lender); and
	William J. Keegan and Mary Ann B. Keegan
	(Purchasers); witnesseth as follows:
	WHEREAS, Sellers are liable for payment to the Lender of a Promissory
	Note in the original principal sum of \$ 40,000.00
	date December 27, 1979, which Note is secured by a Mortgage
	of same dated recorded in the Office of the Judge of Probate of Shelby
	County, Alabama , in Real Property Book 399 , at Page
	449 , securing the following described property:
	Lot 2, Block 9, according to the map and survey of Southwind, Third Sector, as recorded in Map Book 7, Page 25 A & B, in the Probate Office of Shelby County, Alabama
	and the Lender now being the owner and holder of said Note and Mortgage: and
<u>0</u> 0	WHEREAS, said Mortgage provides that the Lender has the right to declare
PhGE 288	all sums secured by it immediately due and payable upon transfer or sale of
	the Mortgagor's interest in the property, but that such right may be waived
<u>-</u>	by Lender if prior to the transfer of said property Lender and the Purchaser
, BOOK	of the property reach agreement in writing that the credit of such persons
	is satisfactory to the Lender and that the interest rate payable on the sum
	secured by it shall be at a rate Lender shall request; and
	WHEREAS, Sellers have conveyed or are about to convey the said real
:	property described in said Mortgage to the Purchasers.
	NOW, THEREFORE, in consideration of the premises and of the agreement
	set forth herein, it is hereby agreed as follows:
	 Lender does hereby consent to the sale and conveyeance of the property
•	conveyed under Mortgage by Sellers to Purchasers.
	2. That the credit of the Purchasers is satisfactory to the Lender.
	3. That after the March 1, 1986 payment has been made
4	on said Note, the Sellers are not hereby released from further liability under
	said Note.
	4. That the Purchasers will jointly and severally join in the execution
	of the original Note as co-makers thereof if so requested by the Lender and
	hereby convenant, and agree: (a) That the interest rate payable upon said Note
	and Mortgage shall hereafter be at the rate of 10.75 percent and that the
	Purchasers shall pay said Note in installments at the times, in the manner and
Cou	in all respects as therein provided, and further, assume full liability for street of the sound of the street of the sound

٠	payment of the indebtedness as evidenced by the Note and Nortgage at the
	rate of 10.75 percent per annum on the remaining principal balance of
	the Note, that balance being \$ 38,407.04 , said payments to be
	made at the principle office of the Lender in consecutive monthly installments
	of \$ 373.60, on the day of each month beginning
	April 1, 19 86 , until the entire indebtedness if fully paid.
	(b) To perform each and all of the obligations provided in said Mortgage
·	to be performed by Sellers at the time, and in the manner and in all respects
	as therein provided; and
	(c) To be bound by each and all the terms and provisions of said Mortgage
	as though said Note and Mortgage, had originally been made, executed and de-
	livered by Purchasers.
	5. That the real property together with all improvements thereon de-
	scribed in said Mortgage shall remain subject to the lein, charge or encumbrance:
	of said Mortgage, and nothing herein contained or done pursuant hereto shall
	effect or be construed to effect the liens, charges, or encumbrances or except
PARF	as therein otherwise expressly provided to release or effect the liability of
	any party or parties whomsoever, who may now or hereafter be liable under or
	on account of said Note and Mortgage.
2	6. In this Agreement, the singular number includes the plural, and plural
	number includes the singular.
	7. This Agreement applies to and binds all parties hereto and the respec-
	tive heirs, devisess, administrators, executors, successors and assigns.
,	IN WITNESS WHEREOF, the undersigned Sellers and Purchasers, have hereunto
·	set their hands and seals and they have XXXX caused this
	instrument to be executed by them xexxitex
	xagekxabbeabedobyxx
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	1. 2.
	PURCHASER William J. Keegan SELLER Daniel C. Langham
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•	PURCHASER Mary Ann B. Keegan SELLER Brigitte B. Langham
ONLY	THE INVESTMENT CENTRE, INC. AS AGENT FOR LIFE INSURANCE COMPANY OF GEORGIA
	BY: Maurice M. Moore As its vice President
INVESTOR	ATTESTED:
	BY: As its Asst. Treasurer
FOR	T. Donald Hardison
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Fulton County)		.•
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	Kephart	a Notary Public	
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and T. Donald Ha	•	vely of <u>The Investment C</u>	 _
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		My commission expires M	iy Commission Expires May 3,
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