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## LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 13th day of August, 1991, between Gary Jerome Harlan, an unmarried man ("Borrower") and Magnolia Federal Bank For Savings ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated August 31, 1988 and recorded in Book or Liber 202, at page(s) 605, of the Probate Office Records of Shelby County, Alabama, [Name of Records] [County and State, or other Jurisdiction] and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 1384 Belmont Lane, Helena, Alabama 35080, [Property Address]

the real property described being set forth as follows:

Lot 18, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County Alabama.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of September 1, 1991, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 74553.17, consisting of the amount owed to the Borrower by the Lender and any interest capitalized to date.
2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender, interest will be charged on the Unpaid Principal Balance at the yearly rate of 9.750%, from September 1, 1991. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 653.21, beginning on the 1st day of October, 1991, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on September 1, 2018 (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments at 130 West Front Street, Hattiesburg, MS 39401 or at such other place as the Lender may require.

3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

- (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and
- (b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

*Magnolia Bank*

5. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

MAGNOLIA FEDERAL BANK FOR SAVINGS (Seal)  
-Lender

Gary Jerome Harlan

(Seal)  
-Borrower

By: Marianne Garner  
Marianne Garner, Vice President

(Seal)  
-Borrower

[Space Below This Line For Acknowledgments]

STATE OF Alabama

COUNTY OF Shelby

On this 3rd day of Sept., 1991, personally appeared before me, the undersigned authority in and for said County and State, the within named Gary Jerome Harlan, an unmarried man that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal of office.

My commission expires:

MY COMMISSION EXPIRES DECEMBER 28, 1994

Ruby L. Leach  
NOTARY PUBLIC

BOOK 364 PAGE 173

PAY TO THE ORDER OF

WITHOUT RECOURSE  
MAGNOLIA FEDERAL BANK  
FOR SAVINGS

BY: Hershel Parker  
HERSHEL PARKER  
SENIOR VICE PRESIDENT

STATE OF ALA. SHERIFF  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 SEP 17 PM 12:40

JUDGE OF PROBATE

1. Doc. Fee	
2. Reg. Fee	3.00
3. Recording Fee	2.00
4. Indexing Fee	
5. No Tax Fee	7.00
6. Certified Fee	
Total	12.00