

FILE NUMBER: 99-116
PREPARED BY & RETURN TO:
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BK 1122 PG 0371

STATE MS - DESOTO CO. FILED

JUN 22 10 55 AM '99

MODIFICATION AND SUBORDINATION AGREEMENT

THIS MODIFICATION AND SUBORDINATION AGREEMENT is made as of April 21, 1999 by UNION PLANTERS BANK, N.A. ("Mortgagee") and WARNER L. TABER AND PATRICIA TABER, ("Mortgagors"). BK 1122 PG 371
UNIONAVIS CH. CLK.

Whereas, Mortgagee is the owner and holder of that certain mortgage given by Mortgagors to Mortgagee recorded in BOOK 809 AT PAGE 61, and rerecorded in BOOK 837 AT PAGE 69 (the Mortgage); and

Whereas, ATLANTIC MORTGAGE AND INVESTMENT CORPORATION ("New Lender) desires to encumber the property which is encumbered by the Mortgage with a mortgage to be given to New Lender (the "New Mortgage"), said property being more particularly described as:

LOT 91, SOUTHERN PINES SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 43-46, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

Whereas, New Lender, as condition of making the mortgage loan to be secured by the New Mortgage, requires that the lien of its mortgage be a first lien upon the Property; and Whereas, Mortgagee has agreed to subordinate the lien of the Mortgage as to the Property to the lien of the new Mortgagee as provided herein.]

IN WITNESS WHEREOF, the undersigned has executed these presents this 22nd day of Apr, 1999

Wanda Clay
WANDA CLAY
(Printed name of witness)

(Printed name of witness)

(Printed name of witness)

UNION PLANTERS BANK, N.A.

By: Jim Sebold, V.P.
(title)

(Mortgagor) WARNER L. TABER

(Mortgagor) PATRICIA TABER

STATE OF _____
COUNTY OF _____

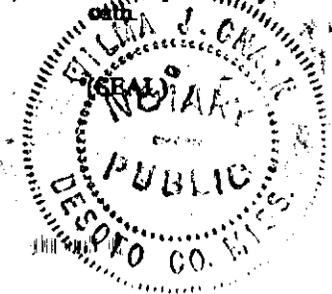
On this _____ day of _____, 1999, before me, the undersigned notary public in and for said county and state, personally appeared before _____ and _____ who are known to me to be the persons who executed the within instrument as _____ and _____, respectively of the corporation that executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

(SEAL)

STATE OF Miss.
COUNTY OF De Soto

Notary Public
(Notary Name: _____)
My commission expires: _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 1999 by SERRY L. WOOD of UNION PLANTERS BANK corporation who is personally known to me or has produced DRIVERS LICENSE as identification and did/did not take an oath.



William J. Chalk
Notary Public
(Notary Name: William J. Chalk)
My commission expires: _____

My Commission Expires November 6, 2002