

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

334 P.M.

MORTGAGE MODIFICATION AGREEMENT

BOOK 1301 PAGE 358

TRAVELERS REST FEDERAL
SAVINGS & LOAN ASSOCIATION

WHEREAS, on November 13, 1972, Welcome Arms, A Partnership,
did execute a mortgage unto Travelers Rest Federal Savings and Loan Association covering 4.84 acres,
Best Drive in the sum of \$ 720,000.00 recorded in Mortgage
Book 1257, page 293 for a term of 20 years at an interest rate of 8-3/4% calling for payments of 6,363.00
commencing October 1, 1973

WHEREAS, the mortgage requires the written permission of the mortgagee for assumption purposes and
whereas Investment Properties, Inc. have agreed to assume said note and
mortgage according to the modified terms hereof.

In and for the mutual considerations to the parties involved. Welcome Arms, A Partnership,
and Investment Properties, Inc.

do hereby agree that the interest rate shall be increased to 9-1/4%
and that the payment hereafter shall be \$ 6,594.48 per month over the remaining period of the loan
which is approximately 20 years. It is understood and agreed that the remaining terms and conditions of
said note and mortgage shall remain the same.

MW Investment Properties, Inc., has purchased 60% of the real estate
ESCALATOR CLAUSE

THE BORROWERS agree that the aforesaid rate of interest on this obligation may, from time to time, at
the discretion of the Association be increased to the maximum rate per annum permitted to be charged from
time to time by applicable South Carolina Law. Any increase in the interest rate herein set forth shall take
effect 30 days after written notice of such increase has been mailed to the obligors at their last known address.
During said 30 day period, the obligors shall have the privilege of paying the obligation in full without penalty.
In the event the interest rate of this obligation is adjusted as provided herein, the installment payments pro-
vided hereinabove shall be increased so that this obligation will be paid in full in substantially the same time
as would have occurred prior to such change in interest rate; however, should the term of the obligation be
extended by reason of this adjustment, the makers, endorsers and their heirs, personal representatives, succes-
sors or assigns, shall remain obligated for the debt. This escalator clause shall not be applicable
until December 18, 1977.

MW WITNESS THE HANDS AND SEALS of the parties this 18th day of December, 1973

In the Presence Of: TRAVELERS REST FEDERAL SAVINGS AND
LOAN ASSOCIATION (SEAL)

[Signature]

By: James D. King, President

[Signature]

WELCOME ARMS, A PARTNERSHIP, BY IT'S
PARTNERS

William R. Bray (Seller)

Morris Weisz (Seller)

INVESTMENT PROPERTIES, INC.
BY: C. Otto White, President (Assumor)

Joann B. Jones, Secretary (Assumor)

This Mortgage Modification Agreement
is hereby personally endorsed and
payment guaranteed by:

[Signature]
C. Otto White
[Signature]
Joann B. Jones

STATE OF SOUTH CAROLINA
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PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named parties
sign, seal and as their act and deed deliver the within written Mortgage Modification Agreement and that (s)he,
with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of December, 1973
[Signature] (SEAL)
Notary Public for South Carolina

MY COMMISSION EXPIRES
AUGUST 12, 1980 *[Signature]*

RECORDED FEB 8 '74 19802

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