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MODIFICATION AGREEMENT

THIS AGREEMENT, made the 10th day of June, 1974, by and between CHURCH STREET PROPERTIES LIMITED PARTNERSHIP (a limited partnership under the laws of South Carolina, with U. S. SHELTER CORPORATION, a South Carolina corporation and N. BARTON TUCK, Jr., being the sole General Partners), hereinafter referred to as the "Mortgagor", and JEFFERSON STANDARD LIFE INSURANCE COMPANY, a North Carolina corporation having its principal place of business in Greensboro, North Carolina, hereinafter referred to as the "Mortgagee",

W I T N E S S E T H:

WHEREAS, the Mortgagee is the owner and holder of that certain note written in the principal sum of One Million Five Hundred Thirty Thousand and no/100 (\$1,530,000.00) Dollars, with interest thereon at the rate of Nine and One-fourth (9-1/4%) percent per annum, made by FINANCIAL PLANNING ASSOCIATES, INC. to Mortgagee, dated the 23rd day of March, 1973, secured by a mortgage bearing even date therewith and recorded in the Office of the Register of Mesne Conveyance for Greenville County in REM Book 1270, page 558, which mortgage is now a valid first lien on the premises described in Exhibit "A" attached hereto: and

WHEREAS, Mortgagor is now the owner of the premises described in Exhibit "A" by virtue of deed of record in the Office of the Register of Mesne Conveyance for Greenville County in Deed Book 972 at Page 594: and

WHEREAS, the Mortgagor and Mortgagee desire to modify the manner of payment of the principal and interest provided in said note so that such payments shall be due and payable as hereinafter provided,

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements of the parties hereto, and for the purpose of carrying out the intention above expressed, the Mortgagor and the Mortgagee hereby covenant and agree as follows:

1. The March 1, 1974 through August 1, 1974 monthly loan payments of principal and interest, in the total amount of Seventy-eight Thousand Six Hundred Fifteen and 90/100 (\$78,615.90) Dollars, are to be deferred to the final maturity date of the note, or any earlier maturity date resulting from acceleration of the indebtedness.

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