

MODIFICATION AGREEMENT

THIS AGREEMENT, made the 27th day of December, 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 EQUIPMENT LEASING CORPORATION OF S. C., a South Carolina corporation having its principal place of business in Greenville, South 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 Hundred Eighty-Four Thousand Six Hundred Sixty-Six and 66/100 (\$184,666.66) Dollars, with interest thereon at the rate of Five (5%) 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 566, which mortgage is a valid second lien on the premises described therein and

WHEREAS, said mortgagor is now the owner of the premises described in said Mortgage 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, said mortgage also secured note written in the principal sum of Ninety Two Thousand Three Hundred Thirty-Three and 33/100 (\$92,333.33) Dollars made by Financial Planning Associates, Inc. to Triangle Construction Company, Inc., the total indebtedness being Two Hundred Seventy-Seven Thousand (\$277,000.00) Dollars, and