

FILED
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DEC 20 1982
 DATE S. Tenk...

LOAN MODIFICATION AND EXTENSION AGREEMENT
 (CONSTRUCTION LOAN NO. 10756510)

THIS AGREEMENT made the 1st day of December, 1982 between Security Federal Savings and Loan Association of South Carolina, hereinafter referred to as "Party of the First Part," and Dee Smith Co., Inc. and The Vista Co., Inc., hereinafter referred to as "Party of the Second Part"; and

WHEREAS, the Party of the First Part is the owner and holder of a certain note and mortgage heretofore executed by Dee Smith Co., Inc. and The Vista Co., Inc. to it dated September 5, 1980, said mortgage being recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Mortgage Book 1514 at page 915, securing the payment of a note in the amount of One hundred eighty-six thousand (\$ 186,000.00) Dollars, with interest thereon at the rate of Thirteen (13 %) percent per annum, which note and mortgage are hereby incorporated as a part of this instrument; and

WHEREAS, the undersigned Party of the Second Part has requested a modification of the terms of said note and mortgage whereby the time for payment of said indebtedness as set out in said note shall be extended for a period of six months; from this date, ending June 1, 1983.

WHEREAS, the Party of the First Part has agreed to said extension on the condition that the interest rate provided in said note, secured by said mortgage, shall be decreased from Seventeen one half (17.50 %) percent per annum to fourteen (14 %) percent per annum, effective as of December 1, 1982; and

WHEREAS, the Party of the Second Part has agreed to said increase in the interest rate.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto and their heirs, executors, administrators, successors and assigns, mutually agree as follows:

1. That the time for payment of the indebtedness as set out in the above referred to note, and the mortgage given to secure the same, which are incorporated herein by reference thereto, shall be extended for a period of six months, from this date, ending June 1, 1983.

2. That the interest rate provided for in said note shall be decreased from Seventeen one half (17.50 %) percent per annum to Fourteen (14 %) percent per annum, effective as of December 1, 1982; that the time for payment of interest, as provided for in said note, shall remain the same.

3. That except as modified and extended hereby, all other provisions of the mortgage, and the note secured thereby, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have herunto set their hands and seals the date and year first above written.

Signed, Sealed and Delivered
 In the Presence of:

Deborah R. Barton
Janet E. Fleming

formerly Carolina Fed. S&L Assn.
 SECURITY FEDERAL SAVINGS AND LOAN
 ASSOCIATION OF SOUTH CAROLINA (SEAL)

BY: David L. Garrett
 Its Vice President
 BY: Bartow B. Gilbert, Jr.
 Its Senior Vice President

Party of the First Part
 Dee Smith Co., Inc.
 By: Dee A. Smith (SEAL)
 Party of the Second Part Pres. & Sec.
 The Vista Co., Inc.

By: Loyd G. Boyer (SEAL)
 Party of the Second Part President
 By: Dee A. Smith
 Dee A. Smith, Individually

By: Loyd G. Boyer
 Loyd G. Boyer, Individually

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STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

PERSONALLY appeared before me Janet E. Fleming who, being duly sworn, says that he saw the above named SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, by the hands of David L. Garrett its Vice President and Bartow B. Gilbert, Jr. its Senior Vice President and Dee Smith Co., Inc. & The Vista Co., Inc. Dee. A. Smith & Loyd G. Boyer sign, seal and as their respective act and deed, deliver the foregoing instrument for the uses and purposes therein motioned, and that he, with Deborah R. Barton witnessed the execution thereof.

Janet E. Fleming

SWORN to before me this

1st day of December, 1982

Jusan T. Girard (L.S.)
 Notary Public for South Carolina

My Commission Expires: 5-8-90
 Recorded Dec 20, 1982 at 10:00 AM
 ML 1001 5/82

STATE OF SOUTH CAROLINA
 DOCUMENTARY
 STAMP
 18.90

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