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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
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BOOK 1596 PAGE 286

STATE OF SOUTH CAROLINA)
) MODIFICATION OF MORTGAGE
COUNTY OF GREENVILLE)

WHEREAS, BANKERS TRUST OF SOUTH CAROLINA is the owner and holder of a mortgage given by SPINX OIL COMPANY, INC., dated October 20, 1982, recorded in the RMC Office for Greenville County in Mortgage Book 1521, at page 322, covering property situate at the intersection of Piedmont Highway and West Faris Road, in Greenville County, South Carolina; and,

WHEREAS, SPINX OIL COMPANY, INC. is also indebted to BANKERS TRUST OF SOUTH CAROLINA under the terms of a revolving line of credit which is presently being extended and modified; and,

WHEREAS, BANKERS TRUST OF SOUTH CAROLINA is also extending credit to L. STEWART SPINKS, which is to be secured by a real estate mortgage covering property bounded by West Faris Road, Piedmont Highway, and Simpson Street, and which is adjacent to the property of SPINX OIL COMPANY, INC. described in the aforesaid mortgage; and,

WHEREAS, in consideration of the modification and extension of credit to it, and to accommodate the mortgage covering the adjacent property, SPINX OIL COMPANY, INC. has agreed that any default under the terms of the mortgage to be given by L. STEWART SPINKS shall constitute an act of default under its mortgage to BANKERS TRUST OF SOUTH CAROLINA.

NOW, THEREFORE, in consideration of the premises and the foregoing recitation, SPINX OIL COMPANY, INC. does hereby agree and acknowledge that any default by the borrower under the terms and conditions of that certain mortgage given by L. STEWART SPINKS to BANKERS TRUST OF SOUTH CAROLINA, dated Feb. 23, 1983, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1596, at page [illegible], shall constitute an act of default of the mortgage from SPINX OIL COMPANY, INC. to BANKERS TRUST OF SOUTH CAROLINA recorded in Mortgage Book 1521, at page 322, entitling the holder of said mortgage to accelerate maturity of the indebtedness and exercise any and all rights or remedies available to it thereunder.

IN WITNESS WHEREOF, SPINX OIL COMPANY, INC., has caused these presents

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