

2. The premises described in the aforesaid leasehold mortgage from Spinx Oil Company, Inc., recorded in Book 1561, at page 143 were acquired by Spinx Oil Company, Inc., on November 1, 1982, thereby merging the leasehold estate and the fee. Spinx Oil Company, Inc., hereby ratifies and confirms that it is the intent of the parties that said mortgage shall, from the date of such acquisition, encumber the fee interest in the premises to the same extent and as fully as if a mortgage on the fee had been given in the first instance; and hereby grants and conveys unto Bankers Trust of South Carolina a mortgage on such fee interest as of the date of such acquisition.

3. All other terms and conditions of the aforesaid Note, Loan Agreement, Mortgages and any other documents related thereto shall remain in full force and effect unless specifically modified by separate agreement except as modified herein.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first hereinabove written.

In the presence of:

Charles McDonald
Judy S. Payne

Judy J. Evans
Lisa O. Quarles

SPINX OIL COMPANY, INC.

By: L. Stewart Spinks
L. Stewart Spinks

L. STEWART SPINKS

BANKERS TRUST OF SOUTH CAROLINA

By: John D. Bole

THE WITHIN MODIFICATION AGREEMENT IS BEING EXECUTED IN TWO ORIGINAL COUNTERPARTS TO FACILITATE RECORDING IN EACH OF THE COUNTIES IN WHICH THE MORTGAGED PREMISES ARE SITUATE. EACH OF SAID COUNTERPARTS SHALL BE DEEMED TO BE AN ORIGINAL, BUT ALL OF SUCH COUNTERPARTS SHALL CONSTITUTE ONE AND THE SAME INSTRUMENT.

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