STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MODIFICATION AGREEMENT

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WHEREAS, the undersigned Donald E. Franklin and Susan R. Franklin (hereinafter known as Franklin), executed a "Mortgage", "Note", and "Renegotiable Rate Mortgage and Note Rider" on the 7th day of November , 1980 with said mortgage having been recorded in the R.M.C. Office for Greenville County in Mortgage Book 1523, Page 810, in favor of Fidelity Federal Savings & Loan Association (now known as American Federal Savings & Loan Association and herinafter referred to as American Federal); and

WHEREAS, the terms of said "Mortgage", "Note" and "Renegotiable rate mortgage and Note Rider" provided for an initial term of the loan and extended periods of the initial loan term, and also provided for the renegotiability of the interest rate due by Franklin to American Federal; and

WHEREAS, Franklin is desirous of retaining the subject property for the purposes of rental and is also desirous of converting the renegotiable rate loan into a fixed rate loan and has approached American Federal and made this request of American Federal; and

WHEREAS, American Federal has consented to this arrangement;

NOW, THEREFORE, IT IS UNDERSTOOD AND AGREED AS FOLLOWS:

1. That the recitations contained hereinabove are truthful, accurate and incorporated herein.

2. That this Agreement has been made in consideration of $1.00 by each of the parties paid unto the other, the receipt and sufficiency of which are acknowledged.

3. That from and after October 1, 1981 and through October 1, 1982, Franklin shall pay interest to American Federal at the rate of 12 per cent per annum, with the monthly payment to be $ 483.45 , to be applied first to interest and then to principal.

4. That from and after October 1, 1982 and through October 1, 1983, Franklin shall pay interest to American Federal at the rate of 13 per cent per annum with the monthly payment to be $ 519.80 , to be applied first to interest and then to principal.