GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA | LOAN MODIFICATION AND SUBORDINATION

| 13.21 | 2 40 PM 17 | AGREEMENT

| COUNTY OF GREENVILLE | AGREEMENT

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THIS AGREEMENT, made this 21st day of April, 1977; between THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA (hereinafter "C & S"), a national banking association whose address is P. O. Box 1449, Greenville, South Carolina, 29602, and CENTER, INC. whose address is c/o John M. Sterling, Jr., P. O. Box 8931, Greenville, South Carolina, 29604.

WITNESSETH:

WHEREAS, C & S is the owner and holder of a promissory note dated January 28, 1975, executed by CENTER, INC. in the original principal amount of One Million One Hundred Sixty-Five Thousand (\$1,165,000.00) Dollars and secured by a mortgage of even date therewith on certain property known as the Terrace Shopping Center, said mortgage being recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1332 at Page 153; and

WHEREAS, by Deed dated January 29, 1975 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1013 at Page 943, CENTER, INC. conveyed certain property described therein to The Investment Group, a South Carolina limited partnership, such conveyance being expressly subject to the aforesaid mortgage of CENTER, INC. to C & S.

WHEREAS, this day The Investment Group is making a certain payment on such note and mortgage to C & S leaving a balance due by Center, Inc. of Five Hundred Fifty-One Thousand Three Hundred Thirty-Five and 10/100 (\$551,335.10) Dollars, such payment being made from the proceeds of a loan from Bell Federal Savings and Loan Association of Inman, which obligation is secured by mortgage of The Investment Group to Bell Federal Savings and Loan Association of Inman, dated April 21, 1977 and recorded in the RMC Office for Greenville County, South Carolina in Mtg. Book 1395, at Page 184.

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