

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)
)
 Mortgagor)
)
 To: Seven Come Eleven, A)
 General Partnership)
)
 THE FIRST NATIONAL BANK OF)
 SOUTH CAROLINA)
 GREENVILLE, SOUTH CAROLINA)
)
 Mortgagee)
)
 _____)

EXTENSION AND MODIFICATION AGREEMENT

MORTGAGE

Dated: April 2, 1979
 Recorded: Greenville, South Carolina
 Mortgage Book 1461 at Page 918
 Recorded: April 4, 1979 at 12:35 P.M.

COVERS: All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, and shown on a plat entitled "Oak Tree Plaza, Section 2," dated December 23, 1976.

This Agreement made this 10th Day of April, 1984, by and between The First National Bank of South Carolina, holder of the above captioned mortgage and the note secured thereby, and Seven Come Eleven, A General Partnership, the owner of the said mortgaged property.

It is hereby agreed by and between the parties that the aforesaid mortgage and the note secured thereby be and is hereby amended so that the maturity shall be changed from April 1, 1984, to April 1, 1991. The interest rate shall be changed from 10.50 percent per annum to 13.00 percent per annum. The payments thus shall be changed from \$1,350.00 to \$1,320.00, commencing on the first day of May, 1984, and on the first day of each succeeding month thereafter. The Bank will renegotiate the interest rate of said mortgage and note on April 1, 1987. Payments on this note will be applied first to interest and then to principal.

All other provisions of said note and mortgage are to remain in full force and effect and unaltered hereby.

Witness the hands and seals of the parties the day and year first written above.

WITNESS:

Nancy B. Cook
Cheryl Williams

SEVEN COME ELEVEN, A General Partnership

BY: James P. McNamara
 James P. McNamara as Managing Partner

THE FIRST NATIONAL BANK OF SOUTH CAROLINA

BY: Kevin M. Short

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