

EXTENSION, RENEWAL AND MODIFICATION AGREEMENT

OCT 4 1 22 PM '84

DOWNIE

This Extension, Renewal and Modification Agreement ("Modification Agreement") is made and entered into as of the 30th day of September, 1984, between Park Central Company ("Maker"), a South Carolina limited partnership, acting by and through its duly authorized Managing General Partner, and InterFirst Bank Dallas, N.A. ("Payee"), a national banking association, acting by and through its duly authorized officer.

W I T N E S S E T H :

WHEREAS, on December 21, 1983, Maker executed and delivered that certain Promissory Note (the "Note") in the original principal amount of \$630,000.00, payable to the order of Payee; and

WHEREAS, the payment of the Note was and is secured by Mortgage, Assignment of Rents and Security Agreement (the "Mortgage") of even date therewith recorded in Book 1641, page 856 of the RMC Office of Greenville County, South Carolina, and covering certain property situated in Greenville County, South Carolina, described in Exhibit A attached hereto and incorporated herein by reference for all purposes, said Mortgage having been modified by that certain Release and Subordination Agreement, dated February 15, 1984, duly recorded in the RMC Office of Greenville County, South Carolina, reference to which is hereby made for the purpose of describing the property previously released from the Mortgage; and

WHEREAS, the payment and performance of the Note is guaranteed by separate guaranty(s) by James T. Cobb and William R. Cooper (the "Individual Guarantors"); and

WHEREAS, the present outstanding balance of the Note is \$526,333.00; and

WHEREAS, Maker has requested that Payee extend the maturity date of the Note, and Payee is willing to do so upon the terms and conditions contained herein;

NOW, THEREFORE, for and in consideration of the premises and of the agreements contained herein, Maker and Payee agree as follows:

- 1. The fourth paragraph of the Note which presently reads:

Accrued interest on this Note shall be due and payable on January 10, 1984, and on or before the tenth day of each successive quarter-annual period thereafter. The unpaid principal balance of this Note and all accrued but unpaid interest thereon shall be due and payable on or before September 30, 1984.

is hereby modified to read:

Accrued interest on this Note shall be due and payable on January 10, 1984, and on or before the tenth day of each successive quarter-annual period thereafter. The unpaid principal balance of this Note and all accrued but unpaid interest thereon shall be due and payable on or before September 30, 1985.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
OCT-4'84 STAMP TAX 157.92
PB 11216

