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BOOK 1223 PAGE 77

STATE OF SOUTH CAROLINA )

MODIFICATION AGREEMENT

COUNTY OF GREENVILLE )

WHEREAS, on the 15th day of June, 1971, The Citizens and Southern National Bank of South Carolina, Greenville, South Carolina, made a mortgage loan to Haloh, Inc., Robert L. Watkins, Jr. and Tamara A. Watkins in the principal sum of ONE MILLION, THREE HUNDRED SIXTY THOUSAND AND NO/100 Dollars (\$1,360,000.00) with payments thereon at the rate of \$10,991.00 per month, with interest thereon as set forth in said promissory note, and

WHEREAS, in consideration of said debt and sum of money and for the better securing the payment thereof, on the same date Haloh, Inc., Robert L. Watkins, Jr. and Tamara A. Watkins executed and delivered to the said The Citizens and Southern National Bank of South Carolina, Greenville, South Carolina, their certain real estate mortgage in the principal sum of ONE MILLION, THREE HUNDRED SIXTY THOUSAND AND NO/100 Dollars (\$1,360,000.00), which mortgage was duly recorded in the R. M. C. Office for Greenville County in Mortgage Book 1195, Pages 71 through 77, inclusive, and

WHEREAS, under the terms of a BUY-SELL AGREEMENT dated June 14, 1971, The Citizens and Southern National Bank of South Carolina, Greenville, South Carolina, agreed to deliver, sell and transfer and Jefferson Standard Life Insurance Company agreed to accept, purchase and receive said Note and Mortgage without recourse, subject to the completion of all improvements contemplated in the loan Commitment dated June 17, 1970, as amended, in compliance with the terms thereof, and upon the undersigned's compliance with all other terms of the Commitment within the time specified therein and upon the undersigned's compliance with all the terms and conditions of its Commitment with Citizens and Southern dated July 14, 1970, and

WHEREAS, by letter dated December 9, 1971, said Jefferson Standard Life Insurance Company amended its Commitment and approved a leasehold loan of \$1,150,000.00, payable in monthly installments of \$11,327.50 to be applied first to interest and then to principal, with \$25,000.00 of the principal loan to be prepaid, at the option of Jefferson Standard Life Insurance Company, and credited to the final maturing installments during each of the sixth and eighth loan years. Such payments