

modified to provide as follows:

1. Mortgagee and Holly Tree Country Club, Inc., will bring the outstanding balance due on the original note and mortgage back up to the principal sum of \$1,072,500.00 through a re-advance of principal funds by Mortgagee to Holly Tree Country Club, Inc.
2. The interest rate repayable on the note of Holly Tree Country Club, Inc., to Fidelity Federal Savings and Loan Association in said original amount, dated August 12, 1976, shall hereafter be nine and one-fourth (9-1/4%) percent instead of nine (9%) percent.
3. Said note given by Holly Tree Country Club, Inc., to Mortgagee will be repayable in monthly installments in the sum of \$9,714.00 each, commencing on January 1, 1981, with a final monthly payment being due, if not sooner paid, on August 1, 2001.
4. Except as hereinabove set forth in paragraphs 1 through 3, the terms and conditions of that certain Modification Agreement between the Mortgagor and the Mortgagee, dated August 12, 1976 shall continue in full force and effect as binding upon the respective parties.
5. Mortgagee covenants and agrees to notify Mortgagor of any default by Holly Tree Country Club, Inc. in the terms of its note, mortgage or other agreement with Mortgagee, and of Fidelity Federal's intent to foreclose, and to permit Holly Tree Plantation, a limited partnership, upon said limited partnership furnishing proof of conveyance and bill of sale for all real property and physical assets of Holly Tree Country Club, Inc., to assume the loan of Holly Tree Country Club, Inc., without further modification of the terms and conditions of said note of Holly Tree Country Club, Inc., mortgage or other loan documents, except as provided hereinbelow: 1. subject to the condition that on the date of said assumption all amounts past due and in default shall be brought current and up to date; 2. that the Mortgagee shall have the option of adjusting the rate to reflect the market rate of interest for a loan of this type; 3. that Fidelity Federal shall have the right to underwrite this loan and make a determination