

2005034921 00016



FORSYTH CO, NC FEE \$32.00

PRESENTED & RECORDED:

06-02-2005 09:32 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2570

PG: 2799-2805

**MODIFICATION OF NOTE
AND
DEED OF TRUST**

Loan Number 2000004888
Reference Number 2000004888
Date 05-17-2005
Loan/Line Amount at Modification 25,000.00
Present Outstanding Principal Balance 25,000.00

EMV
Drafted By: Kristin Esterly
Southern Community Bank and Trust
PO Box 26134, Winston-Salem, NC 27114

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

THIS MODIFICATION OF NOTE AND DEED OF TRUST is entered into this 17 th day of MAY, 2005,
by and between V & L CONSTRUCTION, INC

hereinafter referred to as "Borrower"; SCBT, INC., as Trustee, hereinafter referred to as "Trustee";
SOUTHERN COMMUNITY BANK AND TRUST, hereinafter referred to as "Beneficiary/Bank" and other person(s) or entities
signing below who have executed a Deed of Trust but not the Note described below.

W I T N E S S E T H :

WHEREAS, Borrower executed and delivered to Beneficiary/Bank a certain debt instrument, hereinafter referred to as "Note", dated
03-22-2002, in the original principal amount of \$ 25,000.00, which Note is secured by a Deed of Trust
of even date therewith to secure to Beneficiary/Bank the repayment of the indebtedness evidenced by said Note, which Deed of Trust
appears of record in the Office of the Register of Deeds of FORSYTH County, North Carolina, in Book 2244,
Page 3652; Register of Deeds of FORSYTH County, North Carolina, in Book 2244, Page 3657;
Register of Deeds of _____ County, North Carolina, in Book _____, Page _____; and

WHEREAS, the parties have agreed to modify and/or extend the terms of Note and Deed of Trust, the principal balance of the Note
being, as of this date, \$ 25,000.00.

NOW, THEREFORE, in consideration of the mutual promises and benefits made and received by each of the parties hereto, the
parties, for themselves, their heirs, personal representatives, successors, and assigns, do hereby mutually agree and covenant as
follows:

Initials SL JV

1. The terms of the Note and the Deed of Trust are hereby amended and modified as follows:

The payment schedule is hereby amended as follows:

All outstanding Principal due on 05-17-2006.

Interest payable monthly beginning 06-16-2005 and on the same date of each successive month thereafter to and including 05-17-2006.

2. The maturity date of the Deed of Trust is extended to 3-22-2017. [If this paragraph is left blank the maturity date will be unaffected by this Agreement.]
3. In connection with this modification, Borrower agrees to pay Beneficiary/Bank a fee of \$ _____ and/or a Life of Loan Flood Fee of \$ _____.
4. The Trustee joins in executing this Agreement to acknowledge and consent to the modifications shown above.
5. All parties hereto agree that the Note and Deed of Trust, except as herein amended and modified, shall remain in full force and effect, including, without limitation, the rights of the Beneficiary/Bank to accelerate and collect indebtedness and foreclose on any collateral for the indebtedness in the event of a default. The Borrower and any other person or entity signing below hereby waive any right or claim they may have against the Beneficiary/Bank in connection with the Note, any collection activities of the Beneficiary/Bank with respect to the Note (including, without limitation, any foreclosure activities) and statements, if any, of the Beneficiary/Bank to credit reporting agencies or others with respect to the delinquencies or defaults which may have occurred before the date hereof and Borrower acknowledges and agrees that it is bound to repay the principal account referenced above without offset or deduction according to the terms of the Note as modified by this Agreement.

IN TESTIMONY WHEREOF, each individual signing below has executed this Agreement under seal, and each party which is not an individual has caused this Agreement to be executed under seal by its duly authorized officer, partner or manager and each person or entity signing which is not a corporation adopts as the seal of such person or entity the word "(SEAL)" appearing beside the name of such person or entity.

Borrower/Grantor

Witness _____ (SEAL)

Witness _____ (SEAL)

Witness _____ (SEAL)

Witness _____ (SEAL)

Sam Dion
Attest

Secretary (Corporate Seal)

V & L CONSTRUCTION, INC
Name of Corporation
By: John Vlast
President
Title

Name of Partnership or Limited Liability Company _____ (SEAL)

Witness _____ (SEAL)

Witness _____ (SEAL)

Witness _____ (SEAL)

Witness _____ (SEAL)

Witness _____ (SEAL)

APPROVAL OF GUARANTORS -- Each of the undersigned agrees to the modifications referenced above; agrees that our obligations will not be affected by such modifications; and agrees that the undersigned will continue to be obligated under the guaranty agreement executed by the undersigned.

[Signature]
Witness

[Signature]
Witness

Witness

Witness

Attest

Secretary (Corporate Seal)

Witness

Witness

Witness

Witness

Witness

[Signature] (SEAL)
SOTIRIOS T LIONTIS

[Signature] (SEAL)
JOHN GEORGE VLASIS

(SEAL)

(SEAL)

Name of Corporation

By: _____

Title

(SEAL)

Name of Partnership or Limited Liability Company

By: _____ (SEAL)

By: _____ (SEAL)

By: _____ (SEAL)

By: _____ (SEAL)

By: _____ (SEAL)

Reference Number 2000004888

Beneficiary/Bank

Trustee

(SEAL)

OR

SOUTHERN COMMUNITY BANK AND TRUST

SCBT, Inc.

By: A. Steele Hall Jr.
Vice President
Title

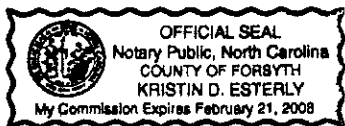
By: Edwin L. Bland
V.P.
Title

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

BANK ACKNOWLEDGMENT

I, Kristin D. Esterly, Notary Public of said County and State, certify that A. Steele Hall Jr. personally came before me this day and acknowledged that he/she is Vice President of SOUTHERN COMMUNITY BANK AND TRUST, a banking corporation/association, and that he/she as Vice President, being authorized to do so, executed the foregoing on behalf of the banking corporation/association.

WITNESS my hand and official seal, this the 17 day of May, 2005.



(Notary Seal)

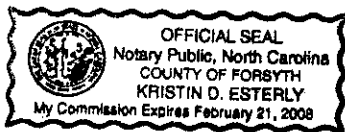
Kristin D. Esterly Notary Public

My Commission Expires: 2-21-08

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

TRUSTEE ACKNOWLEDGMENT

I, Kristin D. Esterly, Notary Public of said County and State, do hereby certify that Edwin L. Bland, Vice Pres. of SCBT Inc., Trustee, personally came before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and notarial stamp or seal, this 17 day of May, 2005.



(Notary Seal)

Kristin D. Esterly Notary Public

My Commission Expires: 2-21-08

STATE OF NORTH CAROLINA)
COUNTY OF _____)

BORROWER/GRANTOR ACKNOWLEDGMENT-INDIVIDUAL(S)

I, _____, Notary Public of said County and State, do hereby certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and notarial stamp or seal, this _____ day of _____.

Notary Public

(Notary Seal)

My Commission Expires: _____

STATE OF NORTH CAROLINA)
COUNTY OF _____)

BORROWER/GRANTOR ACKNOWLEDGMENT-INDIVIDUAL(S)

I, _____, Notary Public of said County and State, do hereby certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and notarial stamp or seal, this _____ day of _____.

Notary Public

(Notary Seal)

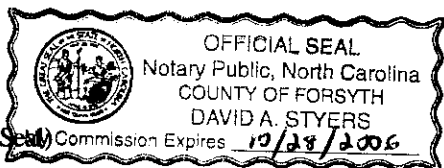
My Commission Expires: _____

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

BORROWER/GRANTOR ACKNOWLEDGMENT-CORPORATE

I, DAVID A. STYERS, Notary Public of said County and State, do hereby certify that SAM LIONTIS personally came before me this day and acknowledged that he/she is _____ Secretary of V+L CONSTRUCTION, INC, a corporation, and that, by the authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, ~~sealed with its corporate seal,~~ and attested by himself/herself as its _____ Secretary.

WITNESS my hand and official seal, this the 17TH day of MAY, 2005.



David A. Styers Notary Public

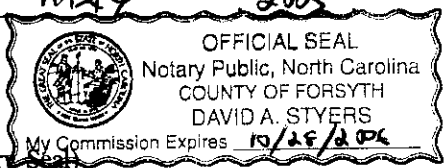
(Notary Seal)

My Commission Expires: 10/28/2006

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

GUARANTOR ACKNOWLEDGMENT-INDIVIDUAL

I, DAVID A. STYERS, Notary Public of the County and State aforesaid, certify that SOTIRIOS LIONTIS + JOHN GEORGE VLASIS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 17TH day of MAY, 2005.



David A. Styers Notary Public

(Notary Seal)

My Commission Expires: 10/28/2006

STATE OF NORTH CAROLINA)
COUNTY OF _____)

GUARANTOR ACKNOWLEDGMENT-INDIVIDUAL

I, _____, Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this _____ day of _____.

STATE OF NC - FORSYTH CO The foregoing certificate(s) of: Bonnie D. Easterly and David A. Styers NP(S)
is certified to be correct at the date of recording shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: [Signature] Deputy Reg.

(Notary Seal)

STATE OF NORTH CAROLINA)
COUNTY OF _____)

GUARANTOR ACKNOWLEDGMENT-INDIVIDUAL

I, _____, Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this _____ day of _____, _____.

_____ Notary Public

(Notary Seal)

My Commission Expires: _____

STATE OF NORTH CAROLINA)
COUNTY OF _____)

GUARANTOR ACKNOWLEDGMENT-INDIVIDUAL

I, _____, Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this _____ day of _____, _____.

_____ Notary Public

(Notary Seal)

My Commission Expires: _____

STATE OF NORTH CAROLINA)
COUNTY OF _____)

GUARANTOR ACKNOWLEDGMENT-INDIVIDUAL

I, _____, Notary Public of the County and State aforesaid certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this _____ day of _____, _____.

_____ Notary Public

(Notary Seal)

My Commission Expires: _____

STATE OF NORTH CAROLINA)
COUNTY OF _____)

GUARANTOR/DEBTOR ACKNOWLEDGMENT-CORPORATE

I, _____, Notary Public of said County and State, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ Secretary of _____, a corporation, and that, by the authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by himself/herself as its _____ Secretary.

WITNESS my hand and official seal, this the _____ day of _____, _____.

_____ Notary Public

(Notary Seal)

My Commission Expires: _____