

YORK COUNTY, SC	
2025031588MODIFICATION AGREEMENT	
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
09-18-2025	08:18:03 AM
BK:RB 22142	PG:397-399

Prepared by and Return to:
Southern Law Group
7239 Pineville Matthews Rd., #100, Charlotte, NC 28226

MORTGAGE AND NOTE MODIFICATION AGREEMENT

THIS MORTGAGE AND NOTE MODIFICATION AGREEMENT is made this 12 day of **September, 2025**, among the Borrower, **Dicksyland, LLC, a South Carolina Limited Liability Company** (herein "Mortgagor") and the beneficiary, **Innovative Investments & Asset Management Corp., a Florida corporation** ("Lender").

WHEREAS, Lender made a loan to Mortgagor in the amount of \$40,000.00 (the "Loan"). Said Loan is evidenced by that certain Promissory Note from Mortgagor to and for the benefit of Lender dated August 25, 2025, being due and payable on August 12, 2026 (herein "Note"). The Note is secured by that certain Mortgage dated August 15, 2025, and recorded August 18, 2025, in Book 22084, Page 419 of the York County Register of Deeds, from Mortgagor for the benefit of Lender conveying and granting a lien upon the property known as 304 Swamp Fox Drive, Fort Mill, SC (the "Property") (herein "Mortgage"). The Note and Mortgage and any other documents which evidence or secure the Loan shall hereinafter collectively be referred to as the "Loan Documents"; and

WHEREAS, Mortgagor and Lender have requested modifications of the terms of the Loan Documents, including loan amount, payment terms and maturity date.

NOW THEREFORE, for and in consideration of the premises and the mutual promises set forth herein, Lender and Mortgagor hereby agree as follows:

1. Modification of Mortgage and Note: The Mortgage and Note are hereby modified as follows:
 - (a) Lender has made a new advance on the Note in the amount of \$33,950.00, making the new maximum principal indebtedness of the Note \$73,950.00 ("New Loan").
2. Entire Agreement: This agreement represents the final agreement of between Mortgagor and Lender and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements between Mortgagor and Lender. There are no unwritten agreements between Mortgagor and Lender.

3. No Further Amendment: Except as expressly amended and modified hereby, the Note, Mortgage and all other Loan Documents shall continue in full force and effect without modification.

IN WITNESS WHEREOF, Mortgagor and Lender have all executed and sealed this Mortgage and Note Modification Agreement.

Witness the Mortgagor's Hand(s) and Seal(s) this 12 day of September, 2025

[Signature]
Witness 1

MORTGAGOR: Dicksyland, LLC

By: [Signature]
Colleen Dicks, Sole Member

Personal Guarantor:

[Signature]
Colleen Dicks

[Signature]
Witness 2 / Notary Public

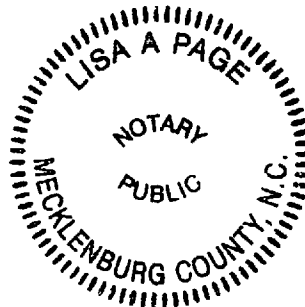
State of NC)
County of Mecklenburg

Acknowledgement

I, Lisa A Page, a Notary Public for the State of NC, do hereby certify that **Colleen Dicks, Sole Member of Dicksyland, LLC, and Personal Guarantor** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 12 day of September, 2025

[Signature]
Notary Public for
My Commission expires: 11/24/2027



Brian Smith
Witness 1

LENDER: Innovative Investments & Asset Management Corp.,

By: Alicia Diaz
Alicia Diaz, Vice President

[Signature]
Witness 2 / Notary Public

State of NC)
County of Mecklenburg)

Acknowledgement

I, Lisa A Page, a Notary Public for the State of NC, do hereby certify that **Alicia Diaz, Vice President of Innovative Investments & Asset Management Corp.**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 16 day of September, 20 25

[Signature]
Notary Public for NC
My Commission expires: 11/24/2027

