

RENEGOTIABLE RATE MORTGAGE RIDER

This Renegotiable Rate Mortgage Rider (Rider) is made this 12th day of September,
19 80, and is attached to and incorporated into and shall be deemed to amend and
supplement a Mortgage, (security instrument) dated of even date herewith, given by
the undersigned (Borrower) to secure Borrower's Note to First Federal Savings and Loan
Association of Greenville (Lender) and covering the property described in said security
instrument and located at Lot 5 Cannon Estates, Section II

In addition to the covenants and agreements made in said security instrument, Borrower and
Lender further covenant and agree as follows:

Any provisions of said security instrument or other instruments executed in connection
with said indebtedness which are inconsistent with the provisions of this Rider, including,
but not limited to, the interest rate, monthly payment, notice to Borrower and prepayment,
are hereby amended or negated to the extent necessary to conform such instruments to the
provisions of this Rider.

This Rider provides, in part, for an Initial Loan Term and Renewal Loan Terms which will
be automatically renewed at equal renewal intervals until the maturity date of said
security instrument. The Initial Loan Term is that period of time from and including
November 1, 1980, to and including January 31, 1981.

Renewal Loan Terms are those periods of time beginning on the first day next following
the end of the immediately preceding loan term and ending three calendar years
later.

The final Renewal Loan Term, which may be shorter than preceding loan terms, shall be that
period of time beginning on the first day next following the end of the immediately preceding
loan term and ending on the maturity date of said security instrument.

The loan must be repaid in equal monthly installments of principal and interest during
the Initial Loan Term and each Renewal Loan Term in an amount at least sufficient to amor-
tize a loan with the same principal and at the same interest rate over the remaining term
of said security instrument.

At least ninety (90) days before the end of the Initial Loan Term and all Renewal Loan
Terms, except for the final Renewal Loan Term, the Lender must send the Borrower a Renewal
Notice which states, among other things, the Renewal Interest Rate for the next Renewal
Loan Term, the monthly payment based on that rate, and the beginning date the new payment
is due.

The Renewal Interest Rate for a Renewal Loan Term may increase or decrease based on changes
in an Index Rate. Said Index Rate reflects the contract interest rate on the purchase of
previously occupied homes as computed by the Federal Home Loan Bank Board and is published
monthly in the Federal Home Loan Bank Board Journal as Table S.5.1. However, the Index
Rate being used must reflect the most recent Index Rate made available by the Federal Home
Loan Bank Board whether or not said Index has been officially published in the Federal
Home Loan Bank Board Journal.

To calculate the Renewal Interest Rate for a Renewal Loan Term, the difference must be
found between the latest monthly Renewal Index Rate as determined at the time the Renewal
Notice is sent to the Borrower and the Original Index Rate applicable at the beginning
of the Initial Loan Term, which is 11.89 percent (%). The difference found must
be added to (if an increase) or be subtracted from (if a decrease) the original interest
rate set forth in the Note. The result of the calculation above shall be the Renewal
Interest Rate for the next Renewal Loan Term provided that the difference between said
calculation and the interest rate for the current loan term and the difference between
said calculation and the original interest rate set forth in the Note do not exceed the
maximum interest rate limitations stated below. Should either difference exceed said
maximum interest rate limitations, then the Renewal Interest Rate shall be the interest
rate for the current loan term plus (if an increase) or minus (if a decrease) the maximum
increase or decrease permitted below.

The maximum interest rate increase or decrease for each Renewal Loan Term is one-half percent
(0.5 %) per year. At no time during the term of said security instrument may the
interest rate increase or decrease exceed a total of five percent (5.0 %) over or
under the original interest rate of the Initial Loan Term.

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