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ADDENDUM TO  
ADJUSTABLE RATE RIDER  
(Fixed Rate Conversion Option)

THIS ADDENDUM TO THE ADJUSTABLE RATE RIDER is made this 3rd day of DECEMBER, 19 84, and is incorporated into and shall be deemed to amend and supplement the Adjustable Rate Rider (the "Rider") to the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), each of which bears the same date shown above and is given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note to COLONIAL MORTGAGE COMPANY (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at:

205 STONE RIDGE ROAD, GREER, SOUTH CAROLINA 29561  
(Property Address)

In addition to the provision contained in the Rider, this Addendum may permit the borrower to convert the adjustable rate loan into a fixed rate, level payment, fully amortizing loan.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument and the Rider, Borrower and Lender further covenant and agree as follows:

**A. OPTION TO CONVERT TO FIXED RATE**

Except as provided in Section B below and notwithstanding anything to the contrary in the Note or the Rider, I may choose to convert my adjustable rate interest payments to fixed rate interest payments at any time during the first five years of the mortgage term.

To initiate the conversion of the interest rate from an adjustable rate to a fixed rate, I must register with the Lender my intention to convert my loan at the current conversion rate and fee. This day is called the "Conversion Registration Date".

The interest rate at which this loan may be converted and the dollar amount of the conversion fee may be obtained from the Lender. The fixed rate of interest I must pay will be calculated as the net yield posted for Sears Mortgage Securities Corporation's 30-year fixed rate mortgage program, 60 day commitment period, on the Conversion Registration Date, plus the servicing fee established by the Lender.

If such a required rate is not available, the Lender will determine my new fixed interest rate by using a comparable figure.

**B. CONDITIONS TO OPTION**

I will not have the option to convert my adjustable rate interest payments described in Section A above if I am not current with respect to all payments due or if any payment was not made within the month it was due during the previous 12 months, or, in the case of the first year of the loan, during the first year.

I also must sign and give to the lender a document, in any form that the Lender may require, changing the terms of the Note as necessary to give effect to the conversion. This document, and the conversion fee as described in Section E below, must be received by the Lender no later than the 15th business day from the Conversion Registration Date. If the completed forms and fee are not received by the Lender within the prescribed time period, the conversion will be cancelled.

**C. DETERMINATION OF NEW PAYMENT AMOUNT**

If I choose to convert to a fixed rate of interest as provided in Section A above, the Lender will then determine the amount of a monthly payment that would be sufficient to repay the unpaid principal balance of my loan (assuming timely payment of all amounts due) that I am expected to owe on the first day of the second month after the Conversion Registration Date (the "Effective Conversion Date") in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly principal and interest payment (the "New Payment Amount").