

SOUTHEASTERN'S ADJUSTABLE RATE LOAN RIDER

NOTICE: The Mortgage modified by this Rider secures a Note which contains provisions that allow for periodic changes in the interest rate based on changes in an Index. These changes in the interest rate could result in higher or lower monthly payments. The Note also contains provisions that:

- Allow changes in Borrower's monthly payment less frequently than the interest rate changes.
- Allow the Borrower's monthly payment to be reduced for the first 5 years of the loan. However, that reduction will be eliminated as the Borrower's scheduled monthly payment increases by a set percentage in the second through Fifth years of the loan. The monthly payment will be adjusted at the end of Five years to a level which would fully amortize the outstanding balance at the then current interest rate based on the then remaining term of the Note.
- Limit the scheduled monthly payment adjustments which reflect interest rate increases or decreases. The payment adjustment is limited to _____ of the current monthly payment.
- Allow the loan balance to increase over time because of a reduction in scheduled monthly payments and/or changes in the interest rate without a coinciding change in the monthly payment. The scheduled monthly payment might not be large enough to pay all the interest due and the Lender will advance the Borrower the difference under the terms of the Note.

THIS RIDER is made this 23rd day of April, 19 82, and is incorporated into, and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Southeastern Savings & Loan Company (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at 108 East Bay Street, Mauldin, South Carolina 29662

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

1. The paragraph on the first page of the Security Instrument beginning with the words "TO SECURE to Lender" is hereby modified to read as follows:

"TO SECURE to Lender" (a) the repayment of the indebtedness evidenced by Borrower's note dated April 23, 1982 (herein "Note"), in the initial principal sum of Fifty Thousand Eight Hundred & No/100, --- Dollars (\$ 50,800.00), with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2012 and providing for adjustments to the interest rate and adjustments to the monthly installments to be made as hereinafter provided; (b) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the