

RIDER TO MORTGAGE AND NOTE
(One-Year ARM With Interest Rate Cap)

September 1, 19 84

NOTICE TO BORROWER: THIS DOCUMENT MODIFIES A NOTE WHICH CONTAINS PROVISIONS FOR A VARIABLE INTEREST RATE. INCREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.

FOR VALUE RECEIVED, the undersigned (individually or collectively, "Borrower") agrees that the following provisions of this rider (the "Rider") shall be incorporated into that certain mortgage of even date herewith executed by Borrower, as mortgagor, in favor of South Carolina Federal Savings Bank ("Note Holder"), as mortgagee, and that certain rider to such mortgage of even date therewith, executed by Borrower, which modifies the mortgage (collectively, the "Mortgage"), to which Mortgage this Rider is attached, as well as that certain Note of even date herewith made by Borrower in favor of Note Holder, which the Mortgage secures.


1. Maximum and Minimum Interest Rate

Notwithstanding anything to the contrary contained in the Mortgage and Note, the rate at which interest shall accrue under the Note shall not be changed upward or downward by more than two percent (2.00%) on any Change Date, and shall not be changed upward or downward by more than ~~six percent (6.00%)~~ ^{five and one-eighths (5 1/8)} over the life of the loan.

2. Effectiveness of Provisions

Except as otherwise provided in this Rider, all of the provisions of the Mortgage and Note shall remain in full force and effect.

IN WITNESS WHEREOF, Borrower has executed this Rider on the ___st
day of September, 19 84.


BORROWER/MORTGAGOR

C. Dan Joyner

BORROWER/MORTGAGOR