

ADDENDUM TO ADJUSTABLE RATE RIDER

VOL 1682 PAGE 689

(Fixed Rate Conversion Option)

THIS ADDENDUM TO ADJUSTABLE RATE RIDER is made this 14th day of September, 19 84 and is incorporated into and shall be deemed to amend and supplement the Adjustable Rate Rider or Graduated Payment Rider (the "Rider") to the Mortgage, Deed of Trust, or Deed to Secure Debt (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 or Graduated Payment Note to Security Savings Mortgage Corporation (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at:

12-C Ridgeview Condominiums, Kings Lane, Greenville, S. C. 29611
(Property Address)

IN ADDITION TO THE PROVISIONS 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, SUBJECT TO SATISFACTION OF CERTAIN CONDITIONS.

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

I may choose the Conversion Option. The "Conversion Option" is my option to convert my adjustable rate interest payments to fixed rate interest payments as of the first day of October, 19 85 or [Insert same date as first Change Date] as of that day of the same month of each of the following four (4) calendar years. Each date as of which I can choose to convert my interest payments is called a "Conversion Date." The last possible Conversion Date is October, 1989. These are the only times that I may convert my adjustable rate payments.

If I choose to make the conversion option, I must give the Lender notice that I am doing so at least 30 days before the next Conversion Date (the "Effective Conversion Date"). I also must sign and give to the Lender the documents, in any form that the Lender may require, changing the terms of the Note to give effect to the conversion. Beginning with the Effective Conversion Date, if such conversion has been chosen, my new fixed interest rate will be equal to the Federal Home Loan Mortgage Corporation's published required Net Yield for 30-year, fixed rate mortgages covered by 60-day mandatory delivery commitments in force on the Effective Conversion Date, plus three-eighths of one percent (.375 %). If such required Net Yield is not available, Lender will determine my interest rate by using a comparable figure.

I will pay the Lender a conversion fee equal to one percent (1.0%) of unpaid principal as of the Effective Conversion Date. I will pay the conversion fee on or before the date of my first monthly payment after the Effective Conversion Date.

(B) REQUIRED PRINCIPAL BALANCE; CONDITIONS TO OPTION

1. If my unpaid principal balance on the Effective Conversion Date may be greater than the original principal amount of my loan,