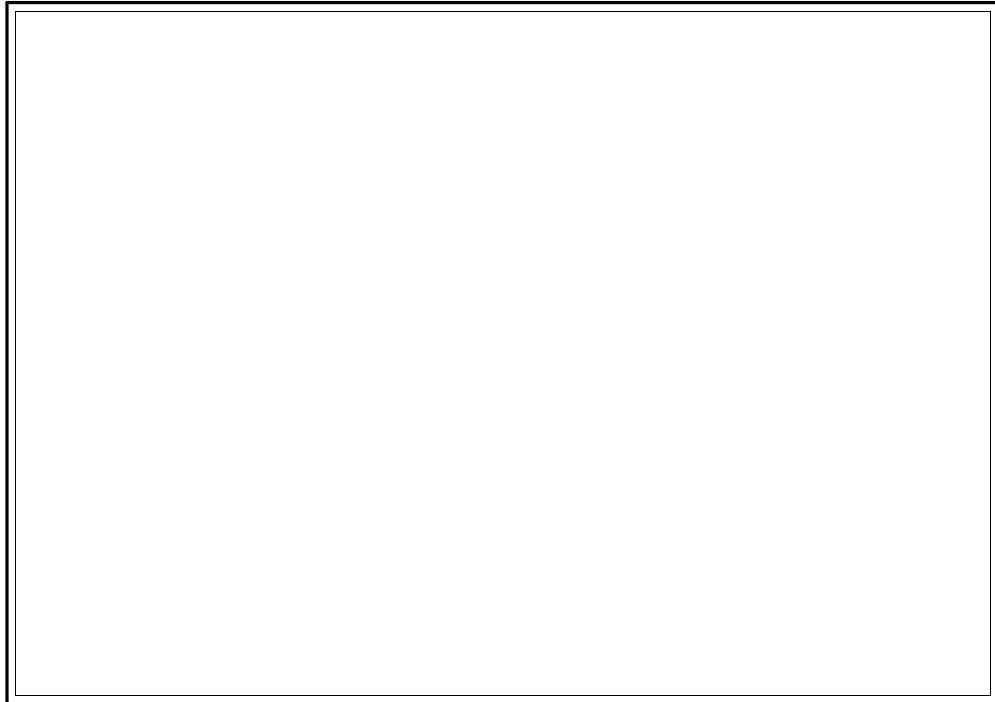


APPRAISAL REPORT
OF



147 Tucker Ln
Carlisle , SC 29031

PREPARED FOR

South State Bank
1051 East Morehead St
Charlotte, NC 28204

AS OF

09/28/2018

PREPARED BY

Erica Boyd Ward
271 Watervale Drive
Spartanburg, SC 29301

Table of Contents

Page Title	Page #
FNMA 2055 Page 1	1
FNMA 2055 Page 2	2
FNMA 2055 Page 3	3
Comments	4
FNMA 2055 Page 4	5
FNMA 2055 Page 5	6
FNMA 2055 Page 6	7
Photo Subject	8
Photo Comparables 1-2-3	9
Location Map	10
Appraiser's E&O	11
Appraiser's SC Certification	12
Aerial Map	13
UAD Definition of Terms	14
UAD Definition of Terms p2	15
UAD Definition of Terms p3	16
Appraisal Engagement	17
Appraisal Engagement	18
Appraisal Engagement	19
Appraisal Engagement	20
Exhibit w/Signature Legal	21

Exterior-Only Inspection Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 147 Tucker Ln City Carlisle State SC Zip Code 29031
 Borrower Kerry D & Dorothy T Lankford Owner of Public Record Kerry D & Dorothy T Lankford County Union
 Legal Description Deed Book/Page 0212/0545
 Assessor's Parcel# 11800-00-126 Tax Year 2017 R.E. Taxes \$ 352
 Neighborhood Name Carlisle Map Reference District 16 Census Tract 306/1
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) determine fair market value
 Lender/Client South State Bank Address 1051 East Morehead St, Charlotte, NC 28204
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offerings price(s), and date(s). Spartanburg MLS#000000

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	01 %	
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	18	Low	10	Multi-Family	01 %
Neighborhood Boundaries Subject is located west of Broad River, east of Highway 176, north of Highway 72, south of they city of Union.								50	High	25	Commercial	15 %
Neighborhood Description Subject is located in a rural area of rural Union County. General neighborhood comprised of many types of homes. Employment centers and schools are accessible and commute times are considered reasonable. No unfavorable conditions were observed. Employment appears to be stable. Other land is considered to be churches, schools, parks, farmland.								40	Pred.	20	Other	13 %
Market Conditions (including support for the above conclusions) This area has fair to average marketability and market appeal being in Union County with limited growth, declining population and high unemployment. See 1004MC												

Dimensions 209x313 Area 1.50 ac Shape Rectangular View N;Res;
 Specific Zoning Classification RQ Zoning Description Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. See additional comment's. The highest and best use of the of the subject property is its current use as improved.
Utilities Public Other (describe) **Public Other (describe)** **Off-site Improvements--Type** **Public Private**
 Electricity Water Unknown Street Asphalt; Dead End
 Gas None Sanitary Sewer Septic Tank Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map# 45087C0325D FEMA Map Date 08/02/2011
 Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 There does not appear to be any of the above mentioned, however it is outside the appraiser's scope of work and expertise to determine if there are any environmental conditions. The subject's septic system does not adversely affect the value or marketability of the subject property. No determination was made concerning the subject septic system's adequacy or condition.

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner Other (describe)
 Data Source(s) for Gross Living Area Tax Assessment

General Description	General Description	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1.0	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input type="checkbox"/> Patio/Deck None	Driveway Surface Gravel
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Vinyl/Avg	Fuel	<input type="checkbox"/> Porch None	<input type="checkbox"/> Garage # of Cars 0
Design (Style) Manufact	Roof Surface Shingle/Avg	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built ~1995	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input type="checkbox"/> Fence None	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 08	Window Type Vinyl/Avg	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,624 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) No energy efficient items were noted.				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4; Appraiser only viewed subject from the street. The actual interior condition is unknown. Central heat/air is the norm for similar homes, appraiser assumes the home has it. Subject is a manufactured home, appraiser assumes the hitch has been removed and that the home is hooked to septic system. Subject appears to be a desirable and marketable home.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe None that are apparent from an exterior view from the street.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe Appraiser assumes the home conforms. Appraiser has only viewed the subject from the street.

Exterior-Only Inspection Residential Appraisal Report

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0		There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 18,277 to \$ 49,900					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	147 Tucker Ln Carlisle, SC 29031	112 Homestead Dr Union, SC 29379	101 Hunters Run Rd Union, SC 29379	100 Hunters Run Rd Union, SC 29379			
Proximity to Subject		11.32 miles NW	9.52 miles NW	9.50 miles NW			
Sale Price	\$	\$ 35,000	\$ 21,000	\$ 18,277			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 21.60 sq. ft.	\$ 11.78 sq. ft.	\$ 10.75 sq. ft.			
Data Source(s)		Sptnburg MLS#251250;DOM 85	Sptnburg MLS#250718;DOM 29	Sptnburg MLS#252642;DOM 30			
Verification Source(s)		Public Records	Public Records	Public Records			
VALUEADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		REO		REO		REO	
Concessions		Cash;0	0	Cash;0	0	Unknown;0	0
Date of Sale/Time		s07/18;c06/18	0	s04/18;c04/18	0	s07/18;c06/18	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.50 ac	35420 sf	0	1.13 ac	0	1.30 ac	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1.0;Manufact	DT1.0;Manufact		DT1.0;Manufact		DT1.0;Manufact	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	~23	~14	0	~20	0	~19	0
Condition	C4	C4		C4		C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 2.0	6 3 2.0		6 3 2.0		6 3 2.0	
Gross Living Area	1,624 sq. ft.	1,620 sq. ft.	0	1,782 sq. ft.	0	1,700 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Unknown	Unknown		Unknown		Unknown	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2dw	2dw		2dw		2dw	
Porch/Patio/Deck	Porch	Stoop	0	Stoop	0	Stoop	0
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj: 0%		Net Adj: 0%		Net Adj: 0%	
		Gross Adj: 0%	\$ 35,000	Gross Adj: 0%	\$ 21,000	Gross Adj: 0%	\$ 18,277

SALES COMPARISON ANALYSIS

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Public Records

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Public Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer			02/18/2018	05/15/2018
Price of Prior Sale/Transfer			\$81,382	\$14,000
Data Source(s)	Public Records	Public Records	Public Records	Public Records
Effective Date of Data Source(s)	09/28/2018	10/01/2018	10/01/2018	10/01/2018

Analysis of prior sale or transfer history of the subject property and comparable sales Appraiser researched local MLS records and accessible courthouse records which were easily accessed from online computer. This is normal office procedures and no other search on the sales were performed. Previous transfer of 100 and 101 Hunters Run Road is part of the foreclosure process.

Summary of Sales Comparison Approach Report is complex due to mobile homes not selling often in this market. When a mobile home does sell the home is typically a distressed sale or a mobile home with acreage. Mobile homes with acreage have not been considered in this report due to the acreage would be the buyers largest motivation. Homes similar to the subject are typically sought by investors and purchased for rental properties, for this reason appraiser has not made any adjustments on the grid. Mobile home prices are typically stable. If there are any drastic changes it is typically contributed to condition or acreage. All closed sales have been given consideration when assigning market value. Assigned market value falls with in the sold and adjusted sold prices of the comparable sales and with in the sold price range of the market data. Assigned market value is below the markets median sold price, this is no indication the subject is under improved. Subject is most desirable to an investor if marketed at a competing price. See additional comment's.

Indicated Value by Sales Comparison Approach \$ 25,000

Indicated Value by: Sales Comparison Approach \$ 25,000 Cost Approach (if developed) \$ 2,000 Income Approach (if developed) \$

The most weight was given to the Sales Comparison Approach to value. The cost approach is developed and given no weight, income approach is not developed. Cost and income approaches are not needed to create a credible report.

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 25,000, as of 09/28/2018, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

ADDITIONAL COMMENTS

INTENDED USERS:

The intended user of this appraisal report is the Lender/Client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage/finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional intended users are identified by the appraiser.

DEFINITION OF INSPECTION:

The term "inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, roof (except from ground level), foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

NO INTEREST OR HISTORY:

I certify that, to the best of my knowledge and belief, that I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I also certify that I have no current or prospective interest in the subject property or parties involved.

ACREAGE:

Lot size under 1.0 acres now must be reported in square feet. Note that the square feet denoted in this report (if appropriate) is only an ESTIMATE, based on county records and/or plats. It is NOT necessarily determined from surveys.

EXPOSURE TIME:

The typical exposure time for similar homes in this area is 6-9 months. The definition of exposure time used was taken from the Definitions section of the 2012 USPAP.

Data is deemed reliable, but not guaranteed. Appraiser collects data from local MLS, CRS and public records.

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Similar sites in this rural county range from .50 - 2 acres and range from \$1,000 - \$3,500

<input type="checkbox"/> ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 2,000
Source of cost data	Dwelling 1,624 Sq. Ft. @ \$ = \$
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
Cost approach is not required by lending guidelines and is not developed. It is impossible to determine the price to build a manufactured home.	Garage/Carport Sq. Ft. @ \$ = \$
	Total Estimate of Cost-new = \$
	Less Physical Functional External
	Depreciation = \$ ()
	Depreciated Cost of Improvements = \$
	"As-is" Value of Site Improvements = \$
Estimated Remaining Economic Life (HUD and VA only) Years	Indicated Value By Cost Approach = \$ 2,000

COST APPROACH

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach
Summary of Income (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal Name of Project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source
Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.
Does the project contain any multi-dwelling units? Yes No Data source.
Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Owner Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle County Union State SC Zip Code 29031

Client South State Bank Address 1051 East Morehead St, Charlotte, NC 28204

Highest and Best Use:

The purpose of the highest and best use analysis is to identify the most profitable, competitive use to which the property can be put based on market forces. The highest and best use analysis is a systematic examination of the subject property and its position in the competitive real estate market.

The four criteria of highest and best use that the property must meet include: 1. physical possibility; 2. legal permissibility; 3. financial feasibility; 4. maximum productivity.

The highest and best use of the subject property is residential single family as of the effective date of this report.

Manufactured Home: The subject is a manufactured home. There is not an exterior form for a manufactured home.

Utilities: It is assumed the home has public water and septic tank with no gas.

Description of Sales Comparison Approach:

112 Homestead Drive has multiple MLS that date back to 2016.

Appraiser feels the homes are in competing locations and has not made any location adjustments.

Appraiser has used all REO homes. These homes appear to have been maintained to reduce effective age. For the most part, REO homes are the typical mobile home sale in Union County making an REO sale compete with an arm's length sale.

It is assumed all homes have central heat/air. There is lack of information available for an exterior appraisal report and for distressed properties.

Appraiser did not make acreage adjustments - market data indicates homes with acreage less than 3 acres compete.

The initial cost of a manufactured home usually outweighs there return in the market. This is common for all market's.

DOM for mobile homes is typically more than 100 days. DOM is often manipulated by realtors creating multiple MLS and not reporting cumulative DOM.

Should there be unknown characteristics for the home the value could be affected in a positive or negative manner.

Exterior-Only Inspection Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER
 Signature *Erica Boyd Ward*
 Name Erica Boyd Ward
 Company Name Erica Boyd Ward SC CR Appraiser
 Company Address 271 Watervale Drive
Spartanburg, SC 29301
 Telephone Number 864-491-3246
 Email Address erica.boyd@yahoo.com
 Date of Signature and Report 10/01/2018
 Effective Date of Appraisal 09/28/2018
 State Certification # 3447
 or State License # _____
 or Other (describe) _____ State # _____
 State SC
 Expiration Date of Certification or License 06/30/2020

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
 Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
147 Tucker Ln
Carlisle, SC 29031

SUBJECT PROPERTY
 Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

APPRAISED VALUE OF SUBJECT PROPERTY \$ 25,000
LENDER/CLIENT
 Name RIMS Central
 Company Name South State Bank
 Company Address 1051 East Morehead St
Charlotte, NC 28204
 Email Address _____

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Borrower Kerry D & Dorothy T Lankford

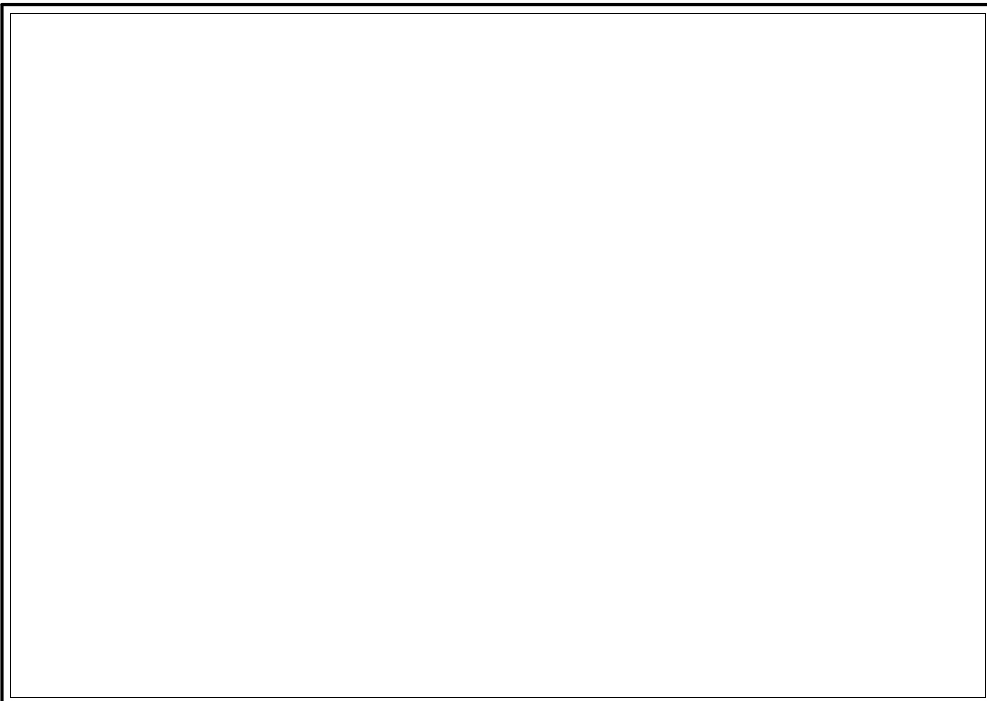
Property Address 147 Tucker Ln

City Carlisle County Union State SC Zip Code 29031

Lender/Client South State Bank Address 1051 East Morehead St, Charlotte, NC 28204



**FRONT OF
SUBJECT PROPERTY**
147 Tucker Ln
Carlisle , SC 29031



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle County Union State SC Zip Code 29031

Lender/Client South State Bank Address 1051 East Morehead St, Charlotte, NC 28204



COMPARABLE SALE # 1
112 Homestead Dr
Union, SC 29379



COMPARABLE SALE # 2
101 Hunters Run Rd
Union, SC 29379



COMPARABLE SALE # 3
100 Hunters Run Rd
Union, SC 29379

Borrower Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle County Union State SC Zip Code 29031

Lender/Client South State Bank Address 1051 East Morehead St, Charlotte, NC 28204



Borrower Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle

County

Union

State SC

Zip Code

29031

Lender/Client South State Bank

Address 1051 East Morehead St, Charlotte, NC 28204



DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

301 E. Fourth Street, Cincinnati, OH 45202

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP4112604-17**

Renewal of: **RAP4112604-16**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
75 Second Ave Suite 410 Needham, MA 02494-2876

Item 1. **Named Insured:** **Erica Boyd Ward**

Item 2. **Address:** **271 Watervale Dr**
City, State, Zip Code: **Spartanburg, SC 29301**

Item 3. **Policy Period:** From 10/24/2017 To 10/24/2018
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ 500,000 **Damages** Limit of Liability – Each **Claim**
- B. \$ 500,000 **Claim Expenses** Limit of Liability – Each **Claim**
- C. \$ 1,000,000 **Damages** Limit of Liability – Policy **Aggregate**
- D. \$ 1,000,000 **Claim Expenses** Limit of Liability – Policy **Aggregate**

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ 500 Each **Claim**
- B. \$ 1,000 **Aggregate**

Item 6. **Premium:** \$ **740.00**

Item 7. **Retroactive Date (if applicable):** **10/24/2006**

Item 8. **Forms, Notices and Endorsements attached:**

D42100 (03/15) D42300 SC (05/13) IL7324 (08/12)
D42402 (05/13) D42408 (05/13)

Authorized Representative

Borrower Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle

County

Union

State

SC

Zip Code

29031

Lender/Client South State Bank

Address 1051 East Morehead St, Charlotte, NC 28204

BCD1250526

State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

ERICA BOYD WARD

Is hereby entitled in practice as a:

Certified Residential Appraiser

License Number: **3447**

Expiration Date: 06/30/2020

POCKET CARD

Laura L. Smith

Administrator

Borrower Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle County Union State SC Zip Code 29031

Lender/Client South State Bank Address 1051 East Morehead St, Charlotte, NC 28204



**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 18-004210-01-01
Case No.

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 18-004210-01-01
Case No.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 18-004210-01-01
Case No.

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carpport	Garage/Carpport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carpport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carpport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carpport
ga	Attached Garage	Garage/Carpport
gbi	Built-In Garages	Garage/Carpport
gd	Detached Garage	Garage/Carpport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carpport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Borrower Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle

County

Union

State

SC

Zip Code

29031

Lender/Client South State Bank

Address 1051 East Morehead St, Charlotte, NC 28204



Date: September 17, 2018

Appraisal Order #: 18-004210-01-01

Erica Ward
Appraise It
271 Watervale Dr
Spartanburg, SC29301

Dear Erica Ward,

This is our request for a professional appraisal service, which requires your endorsement. The assignment must be prepared in accordance with South State Bank's Appraisal Policy and Guidelines. In addition, the appraisal must conform with the specific conditions indicated on the following pages.

Authorization: This is your authorization to proceed with the assignment.

Requestor: South State Bank

Confidentiality: The undersigned authority is your confidential client. You are to take all reasonable steps to ensure that you and your organization divulge no information concerning your report to any person other than the undersigned.

Transmittal: The following information has been provided to aid you in the assignment: (plans and specs, cost analysis, etc.)

Property Contact(s): Amanda Bigger, Mgt Broker
Phone: 803-231-5016
amanda.bigger@southstatebank.com

BorrowerName(s): Kerry D. & Dorothy T. Lankford

Fee: \$500 **Due Date:** September 27, 2018

Property Location: 147 Tucker Ln., Carlisle, SC29031

Parcel Number(s): 49-00-00148

Property Description: Subject property is a 784-SF mobile home on approx. 1.5 acres, built in 1983. There is also another mobile home on the property (according to the borrower) that belongs to a family member (Dorothy's sister). The bank does not have a lien on this MBH. This is a foreclosure situation. You will need to contact the borrower, Dorothy Lankford (Dorothy and Kerry are divorced and she is the one living in the home) at 864-426-1400. She goes by Dot, and also her email address is dotkel2@gmail.com. If you can't reach her within a reasonable amount of time, then we will be okay with an exterior only inspection. If you need anything or have any questions then please feel free to give me a call. Thanks, Amanda Bigger, South State Bank, 803-231-2016


Property Type: Residential - Detached

Intended Use: The intended use of this appraisal is for loan underwriting, loan renewal and-or credit decisions by South State Bank and-or participants

Intended User: The intended users of this report is South State Bank and-or affiliates

Additional Exhibits to Exterior Elevations

Borrower Kerry D & Dorothy T Lankford
 Property Address 147 Tucker Ln
 City Carlisle County Union State SC Zip Code 29031
 Lender/Client South State Bank Address 1051 East Morehead St, Charlotte, NC 28204



Include:

- Interior Photos
- Appraiser's Qualifications

Report Requirements: Conventional Report Requirements: Supervising appraisers MUST also perform an inspection of the subject property.

Appraisal Type: FNMA 1004 URAR
FNMA 1004MC - Market Conditions Addendum

Approach(es) to Value: All Applicable Approaches

Inspection Requirements: An interior and exterior inspection of the subject property is required. Please include a building sketch with field measurements, exterior and interior photos documenting layout and significant characteristics impacting market value. Photos of all comparables are required. Please include a copy of the most recent recorded plat or survey of the subject property and all land comparables in report. Measurements based on GIS information will not be accepted unless there are no legal documents recorded.

Assessors Tax Value: We need the Total Assessors Tax Value for the property, and year of valuation reported.

Additional Work Scope: None.

Report Type: Appraisal Report

Format: Form

<u>Appraisal Premise</u>	<u>Premise Qualifier</u>	<u>Property Interest</u>	<u>Comment</u>
Market Value	As If Unimproved	Fee Simple	
Market Value	As-Is	Fee Simple	
Liquidation Value - 90-Days	As-Is	Fee Simple	

RFP Comments (if any): South State Bank has adopted and implemented policies and procedures compliant with the Home Valuation Code of Conduct. All residential engagements shall be made pursuant to the guidelines and requirements contained therein.

Award Comments (If any): When completed, please upload an electronic copy of your report to the www.rimscentral.com web site, in addition to your instructions for hard-copy report distribution. Please also include the engagement letter, compliance checklist if requested & copies of licenses of inspecting appraiser as well as supervisory appraiser at the end of your report.

Hard Copy Distribution (if any): 0 Copy to:
Karla Williams
1051 East Morehead Street
Charlotte, NC 28204

Borrower Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle

County

Union

State

SC

Zip Code

29031

Lender/Client South State Bank

Address 1051 East Morehead St, Charlotte, NC 28204



Appraisal Premise

Job Manager Contact: Karla Williams
 Phone: 704-323-4332
 Email: karla.williams@southstatebank.com

Effective Date: The date of valuation must be within thirty (30) days of the date of delivery, unless instructed otherwise.

As an additional requirement, this engagement letter must be signed and included in the addendum of your report.

Addressee: The reports are to be addressed to the undersigned.

Conflict of Interest: All members and/or appraisal sub-contractors of your organization certify that they have no personal, business or other relationship with the subject property's ownership, or have attached an explanation disclosing the nature of such relationship(s). Further, your acceptance of this assignment certifies that you agree not to accept or pursue the appraisal, or related assignment, of the subject property, or other assignments with the subject property's ownership (excluding limited partners, who are not primary principals, and other financial institutions), for a period extending one year from the later of the effective date of the assignment, its delivery date, or the conclusion of ongoing or pending litigation, without prior written notification to South State Bank.

Commitment: It is our understanding that an electronic copy of the report and an original be submitted to the undersigned on or before 9/27/2018, together with your bill for services in the amount of \$500. Time is of the essence. You agree that if any problems are encountered that would delay completion of the assignment; you will notify this office immediately.

A \$100 per day fine will be imposed for appraisal reports not delivered as promised or without prior notice as outlined herein. This penalty does not apply to single family residential property appraisal or evaluations. If an appraisal or evaluation is not completed and received on or before the scheduled due date (unless otherwise notified), South State Bank reserves the right, at its sole discretion, to cancel your employment under this agreement, in which case no fee will be paid. Notwithstanding the right to cancel, South State Bank may at its sole discretion elect to accept the appraisal report subject to the late penalty previously stated.

Your appraisal report will be reviewed upon receipt by an association reviewer; and an outside professional appraisal review firm may be utilized. The assignment is not considered complete until these reviews reveal the report to be in compliance with the requirements of South State Bank's appraisal policies. Our request for additional support or clarification, based on these reviews should be performed expeditiously.

As confirmation of your acceptance of this assignment under the terms specified in this letter, please return a signed copy of this engagement letter to us and include a copy in the addenda to the report. Signing of this engagement letter indicates that an appraisal report will comply with the most current USPAP and all guidelines specified.

All appraisal assignments completed for South State Bank are subject to review by South State Bank's authorized reviewers. Acceptance of an appraisal assignment from South State Bank indicates the signing appraiser(s) will cooperate with our reviewers in providing clarification or supplemental information to the report. Appraisers should respond to the reviewer in a timely manner. In the event South State Bank elects to pay the appraisal fee prior to the completion of the appraisal review process, the appraiser's obligation to cooperate during the review process may extend beyond the payment of the appraisal fee.

The signatory of this engagement letter must be a signatory to the assignment report and must inspect the property to be valued. Any changes to this agreement must be agreed to, in writing, by the undersigned.

Your acceptance of the appraisal assignment indicates the following:

- Certifies that neither you, nor your employees, nor appraiser associates have an interest in the real estate described in the engagement and/or appraisal order; and that neither you, nor your employees, nor appraiser associates have a personal, business or client relationship with either the owner or the prospective purchaser of the property identified.
- Certifies the competency of the signing appraiser(s) to complete this assignment in accordance with the Competency Provision in USPAP.
- Certifies the persons preparing and signing the appraisal report are appropriately state certified or licensed in

Borrower Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle

County

Union

State

SC

Zip Code

29031

Lender/Client South State Bank

Address 1051 East Morehead St, Charlotte, NC 28204



the subject property's state. A copy of each signing appraiser's license(s) must be included in the addendum of the appraisal report.

- Certifies that you agree to provide appraisal services in accordance with South State Bank's appraisal policy.

FIRREA Appraisal Standards

For federally related transactions, all appraisals shall, at a minimum:

- (1) Comply with the Uniform Standards of Professional Appraisal Practice ("USPAP");
- (2) Be sufficiently informative to support the institution's lending decision;
- (3) Analyze and report deductions and discounts, when appropriate;
- (4) State a Market Value estimate, as defined by this appraisal regulation;
- (5) Be performed by a State licensed or certified appraiser.

The following items should be included in every report:

- Signed copy of engagement letter
- Copy of appropriate state certifications in addenda
- Properly completed invoice

Please contact me at karla.williams@southstatebank.com if you have any questions.

Sincerely,

Karla Williams

This document was created 9/17/2018 5:20:00 AM|0 by Donna Brant for South State Bank. The user's identity has been verified and authenticated by RIMS through a secure login. The original version of this document is retained in RIMS.

Owner Kerry D & Dorothy T Lankford

Property Address 147 Tucker Ln

City Carlisle

County

Union

State

SC

Zip Code

29031

Client South State Bank

Address 1051 East Morehead St, Charlotte, NC 28204



ACCEPTED:

Appraise It

Erica Ward

Date

APPRAISER:

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: Erica Boyd Ward
Name: Erica Boyd Ward
Company Name: Erica Boyd Ward SC CR Appraiser
Company Address: 271 Watervale Drive
Spartanburg, SC 29301
Date of Report/Signature: 10/01/2018
State Certification #: 3447
or State License #: _____
State: SC
Expiration Date of Certification or License: 06/30/2020

Signature: _____
Name: _____
Company Name: _____
Company Address: _____
Date of Report/Signature: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____