

Information

Effective date

August 29, 2008

Use

A *Mortgage – South Carolina* (Form 630400) is used in conjunction with a closed end loan. The loan may be a fully funded loan or a loan with future advances, such as a construction loan, which will be secured by a security interest in real estate located in South Carolina. The Mortgage must be filed in the office of the clerk of the court in the city or county where the real estate is located.

If you wish to secure a line of credit, the Credit Line Mortgage – South Carolina (Form 630399) form should be used.

Caution: The Bank must be represented by counsel in connection with loans secured by real estate located in South Carolina. It is strongly recommended that counsel representing the Bank complete the closing documents.

Distribution

A copy of the Mortgage – South Carolina (Form 630400) and the clerk's receipt must be maintained in the collateral file until the original, recorded Mortgage is returned from the court.

Instructions

The table below shows section names and descriptions for the items required in the Mortgage – South Carolina (Form 630400).

| Section | Description | | | | |
|---|--|--------------|-----------------------------------|-----------|---------------|
| Page 1 of 8 | | | | | |
| Address for return of recorded instrument | Enter the mailing address where the original instrument is to be returned after recordation. For Florida only: the name of the <i>individual</i> who prepared the form must also be entered. <ul style="list-style-type: none"> • <i>CCSC address</i> if the instrument is to be returned to SunTrust 211 Perimeter Center Parkway, Mail Code: GA-Atlanta-0039 Atlanta, GA 30346 • You may also enter the name and address of a third party, such as the closing attorney. • Or you may enter underlines to be completed by the closing attorney, | | | | |
| SunTrust Bank Address for purpose of legal notice | Enter the applicable <i>CCSC address</i> , adding “ Attention Legal Notices Specialist ” | | | | |
| as of | <i>Date</i> the Mortgage is to be effective. | | | | |
| Mortgagor | <i>Name(s)</i> of Mortgagor(s). Note: All persons or entities that have an ownership interest in the property are Mortgagors. Since Mortgagors will be indexed according to the names shown on the form, names must agree exactly with the names as the property is titled. <ul style="list-style-type: none"> • Indicate Mortgagor’s name and form of ownership. • If Mortgagor is a business, identify the form of business. <p><u>Example:</u> corporation, partnership, limited liability company, etc.</p> <ul style="list-style-type: none"> • If the Mortgagor acquired title in some other name, or uses different permutations of their name, the fact should be noted. | | | | |
| Property Location (Heading implied) | <i>City or county</i> where the property is located. | | | | |
| Property Address (Heading implied) | <i>Street address</i> of the property. | | | | |
| Amount (Heading implied) | <i>Maximum amount secured: Two times the principal amount</i> of the note to be secured is recommended. | | | | |
| Description of Note Secured: Debtor | <i>Name(s) of all Borrower(s)</i> on the note to be secured. | | | | |
| Amount (Heading implied) | <i>Principal amount</i> of the note to be secured. | | | | |
| Dated | <i>Date</i> of the note to be secured. | | | | |
| Maturity date | <i>Maturity Date</i> of the note to be secured; enter “on demand” for demand notes. | | | | |
| 2. Covenants; Warranty of Title; Payment of Taxes and Assessments; Prior Mortgages | Use the table below to determine lien position. <table border="1" data-bbox="535 1827 1380 1890"> <thead> <tr> <th>CHECK the...</th> <th>IF the credit line Mortgage is...</th> </tr> </thead> <tbody> <tr> <td>first box</td> <td>a first lien.</td> </tr> </tbody> </table> | CHECK the... | IF the credit line Mortgage is... | first box | a first lien. |
| CHECK the... | IF the credit line Mortgage is... | | | | |
| first box | a first lien. | | | | |

| Section | Description | |
|-------------------------------------|--|--|
| | second box | a second lien. |
| | third box | neither a first nor a second lien, and indicate lien position. |
| Page 6 of 8 | | |
| Riders (Heading implied) | Check this box if a condominium, PUD, or other rider is attached and identify the <i>type</i> of rider. | |
| Signature(s) of Mortgagor(s) | <i>Signature</i> of all parties with an ownership interest in the property. Note: The names as typed or printed must agree exactly with the names shows as "Mortgagor" in page 1. | |
| Page 7 of 8 | | |
| Acknowledgments | All signatures must be notarized. | |
| Witnesses | Each signature must be witnessed by two (2) individuals. | |
| Page 8 of 8 | | |
| Exhibit A | Reference the attached Mortgage by specifying: <ul style="list-style-type: none"> • the <i>date</i> of the Mortgage, • the <i>name(s)</i> of the Mortgagor(s), and • a <i>full legal description</i> of the property. | |