

Uniform Residential Appraisal Report

17-003148-01-01
File # C1708031

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.

SUBJECT	Property Address	111 Inlet Pt	City	Cross Hill	State	SC	Zip Code	29332
	Borrower	Lee Wimmer	Owner of Public Record	Melvin Lee Wimmer, Jr/Tammy B.	County	Laurens		
	Legal Description	Lot 35 Crystal Bay S/D						
	Assessor's Parcel #	401-00-00-056	Tax Year	2016	R.E. Taxes \$	1,492		
	Neighborhood Name	Lake Greenwood	Map Reference	401-00-00-056	Census Tract	9210.02		
	Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	0	<input checked="" type="checkbox"/> PUD HOA \$	600	<input checked="" type="checkbox"/> per year	<input type="checkbox"/> per month
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
	Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) market value						
	Lender/Client	South State Bank Address 2440 Mall Drive, Ste 100, Charleston, SC 29406						
	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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							

CONTRACT	Report data source(s) used, offering price(s), and date(s).		DOM 685; Greenwood, Greenville, MLS, Deeds, and Tax Records. Laurens County does not have an MLS service. The vacant lot was Listed for \$105,000 then sold for \$77,000.00 on 08/15/2016. Verified as of 08/21/2017.	
	I <input type="checkbox"/> did <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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 type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	(\$ (000) (yrs)	2-4 Unit %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input checked="" type="checkbox"/> Over 6 mths	52 Low 0	Multi-Family %
Neighborhood Boundaries	Boundaries are north by Todd Quarter Rd., South by Lake Greenwood, west by Hwy 25, and east by Newberry County line.	950 High 65	Commercial 1 %
Neighborhood Description	Subject is located in a lake subdivision consisting of good custom built homes. Subject has average proximity to all Cross Hill/Laurens County support facilities and employment centers. No adverse conditions were observed that would detract from appeal or marketability.	300 Pred. 25	Other 29 %

Market Conditions (including support for the above conclusions) General market conditions in the neighborhood are stable. The supply and demand for properties in this market area is near equilibrium with typical marketing times for homes at three to six months with conventional, FHA, VA or owner financing.

SITE	Dimensions	See attached plat	Area	1.0 ac	Shape	Irregular	View	B;Res;Wtr	
	Specific Zoning Classification	No zoning	Zoning Description	No zoning					
	Zoning Compliance	<input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe highest and best use is based on analysis of surrounding properties.						
	Utilities	Public Other (describe)	Public Other (describe)	Off-site Improvements - Type		Public	Private		
	Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/>	Water	<input type="checkbox"/> <input checked="" type="checkbox"/> Well	Street	Asphalt	<input type="checkbox"/> <input checked="" type="checkbox"/>		
	Gas	<input type="checkbox"/> <input checked="" type="checkbox"/> Propane	Sanitary Sewer	<input type="checkbox"/> <input checked="" type="checkbox"/> Septic Tank	Alley	None	<input type="checkbox"/> <input type="checkbox"/>		
	FEMA Special Flood Hazard Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FEMA Flood Zone	X & AE	FEMA Map #	45059C0469C	FEMA Map Date	08/16/2012	
	Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe								

Site is typical of neighborhood with sufficient yard space. Well and septic systems typical of this area. Public water/sewer not available. No negative marketing influences noted. Site is typical of area - However, a portion of the subject is located in a flood zone. ***See attached copy of flood maps.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Con block/New	Floors	HwdVfc/Tile/New
# of Stories 1.5	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Fiber Cement Lap/N	Walls	Drywall/New
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 3,134 sq.ft.	Roof Surface	Comp/Shingle/New	Trim/Finish	Wood/New
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Under Const.	Basement Finish 57 %	Gutters & Downspouts	Metal/New	Bath Floor	C.Tile/New
Design (Style) Neo-eclectic	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	2 Pane Vinyl/New	Bath Wainscot	Marble/Tile/New
Year Built 2017	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/New	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 0	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Mesh/New	<input checked="" type="checkbox"/> Driveway # of Cars	3
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Elec	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input type="checkbox"/> Fence none	<input checked="" type="checkbox"/> Garage # of Cars	2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Patio	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport # of Cars	0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool none	<input type="checkbox"/> Other none	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 7 Rooms 3 Bedrooms 3.1 Bath(s) 3,621 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Covered front and rear porches; rear screen porch; rear deck; rear patio; under porches; 9ft and tray ceilings;

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C1;No updates in the prior 15 years;The subject is new construction and is in new condition. No deficiencies were observed and no repairs are required at this time. No functional or external depreciation was noted. Appraisal subject to absolute completion per plans and specifications attached in a timely manner and with quality workmanship. Appraisal made as-is with hypothetical condition that house is complete

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

17-003148-01-01
File # C1708031

There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 450,000 to \$ 650,000					
There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 450,000 to \$ 650,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	111 Inlet Pt Cross Hill, SC 29332	416 Hidden Springs Way Cross Hill, SC 29332	982 Ridgewood Harbor Rd Waterloo, SC 29384	222 Seabright Cir Cross Hill, SC 29332	
Proximity to Subject		1.02 miles SE	2.35 miles W	0.58 miles E	
Sale Price	\$	\$ 592,000	\$ 550,000	\$ 470,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 248.53 sq.ft.	\$ 151.35 sq.ft.	\$ 136.23 sq.ft.	
Data Source(s)		GAR#112373;DOM 174	GAR#112694;DOM 122	GAR#112971;DOM 119	
Verification Source(s)		See Addendum for sources	See Addendum for sources	See Addendum for sources	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth VA;0	
Date of Sale/Time		s12/16;c10/16		s12/16;c12/16	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	1.0 ac	2.0 ac	0	1.26 ac	0
View	B;Res;Wtr	B;Res;Wtr		B;Res;Wtr	
Design (Style)	DT1.5;Neo-eclec	DT1.5;Neo-eclec		DT1.5;Neo-eclec	
Quality of Construction	Q3	Q3		Q3	
Actual Age	0	10	0	10	0
Condition	C1	C3	+8,000	C3	+8,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	7 3 3.1	7 3 3.1		9 4 4.1	-3,000
Gross Living Area	3,621 sq.ft.	2,382 sq.ft.	+74,340	3,634 sq.ft.	-780
Basement & Finished Rooms Below Grade	3134sf1795sfwo 1r2br1.0ba0o	1818sf1818sfwo 1r1br2.0ba1o	+19,200	0sf 0	+91,900
Functional Utility	5 Bedrooms	4 Bedrooms	0	4 Bedrooms	0
Heating/Cooling	Fwa/Cac	Fwa/Cac		Fwa/Cac	
Energy Efficient Items	Insulated wind	Insulated wind		Insulated wind	
Garage/Carport	2ga3dw	2ga3dw		2ga4dw	0
Porch/Patio/Deck	Pchs/Pat/Deck	Pchs/Pat/Deck		0 Porch/deck	+8,000
Effective Age/Adjustment	eff age 0	eff age 8	+8,000	eff age 6	+12,000
Extras	Sea wall	Pier/S.wal/Bt.Lft	-10,000	Pier/dk/seawall	-5,000
Net Adjustment (Total)		☒ + ☐ -	\$ 99,540	☒ + ☐ -	\$ 103,120
Adjusted Sale Price of Comparables		Net Adj. 16.8 % Gross Adj. 20.2 %	\$ 691,540	Net Adj. 18.7 % Gross Adj. 21.9 %	\$ 653,120
				Net Adj. 26.6 % Gross Adj. 32.2 %	\$ 595,160

SALES COMPARISON APPROACH

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) **County 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) **County 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	07/28/2016		12/10/2016	
Price of Prior Sale/Transfer	\$77,000		\$0	
Data Source(s)	Tax Records & Deeds	Tax Records & Deeds	Tax Records & Deeds	Tax Records & Deeds
Effective Date of Data Source(s)	08/21/2017	08/21/2017	08/21/2017	08/21/2017

Analysis of prior sale or transfer history of the subject property and comparable sales The subject sold as a vacant lot 07/28/2016 for \$77,000.00. comp two transferred as a family sale for \$0.00 on 12/10/2016. No other sales of the subject in the past 3 years, and no other sales of the comps in the past 12 months other than listed above.

Summary of Sales Comparison Approach The comparables are reasonably recent closed sales in the market area of the subject property. Typical/usual adjustments between the subject and the comps are made when there are differences in size of Gross Living Area, Effective Age and lot sizes. These supplied sales are the "most similar sales" of comparable properties in the immediate area. The sales data in this report is from the local multiple listings service and is considered reliable and the best data available. The indicated value range appears to be reasonable. Equal weight should be given to each of the supplied comparables used in this analysis of value.

Indicated Value by Sales Comparison Approach \$ **650,000**

Indicated Value by: Sales Comparison Approach \$ **650,000** Cost Approach (if developed) \$ **771,455** Income Approach (if developed) \$ **0**

The closed sales analyzed above are given the most weight since they best reflect the actions of buyers and sellers in the market. The Cost Approach adds support to the sales analysis. Income Approach was not used due to the lack of sufficient sales of this type property to develop a gross rent multiplier.

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: Appraisal subject to absolute completion per plans and specifications in a timely manner and with quality workmanship.

Based on a complete visual inspection of the interior and exterior areas of the subject property, 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 \$ **650,000**, as of **08/18/2017**, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

17-003148-01-01
File # C1708031

ADDITIONAL COMMENTS

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 in the certification in this report. No additional Intended Users are identified by the appraiser.

Comp Verification and Data Sources: Verification sources include, but are not limited to, the buyer, seller, listing agent, selling agent, personal inspection by the appraiser, local MLS website and appraiser associates. Also researched are local tax and deed records to verify sales dates and sales prices as well as data such as square footage, year built and site sizes.

Adjustments for dissimilar features or conditions approximates market reactions and not necessarily based on cost. Matched paired sales analysis and extraction methods were used in determining adjustments for items to include but not limited to: square footage difference, age/effective age differences, differences in bathroom count, existence or lack of covered parking and porches/decks. Land sales analysis were used to determine adjustments made for differences in overall site values where they exist.

Sales Search criteria included: homes sold within the prior 12 month time frame from date of this report; square footage range 2000 to 4000 sqft; age range 0 to 30 yrs old; initially within 1 mile radius of subject then expanded to 5 miles and finally to 6 plus miles to find enough comparable sales to complete the report. For this reason some of the comps fall outside the defined neighborhood boundaries which are shown on page 1 of this report. All of the supplied comps are located on Lake Greenwood as the subject. Due to the shape of Lake Greenwood, the lake area is approximately 20 miles in distance from end to end. Therefore it is not uncommon for the distance of the comps to be slightly further than desired as reflected of the comps supplied in this report. The comps supplied in this report were the best and most recent available at this time.

The adjustments for the dollar amount for the condition and effective age adjustments were determined from sales studies in our area. The estimated adjustments are made based on what the local market indicated for this area. Comparables effective age was determined from either personal inspection, MLS data description or an appraiser associate sharing info on the comps from his/her inspection. The adjustments were made accordingly.

Lake Site/view Adjustments : Site and view adjustments are based on actual overall site values as compared to the subject site value considering site sizes, views and locations. When dealing with lake front properties the size of the site is not the most important factor. Location on deep or shallow water, location on wide open water or in a cove, in a cove at end or beginning and how wide and deep is cove, topography of lot and overall view of the water are all considered in the site analysis and differences if they do exist are based on the overall site value of the subject versus the comp.

Taxes shown on page 1 are for vacant lot only as house has not been assessed as of this time

Adjustments over typical guidelines: Net and gross adjustments have exceeded 15% and 25%. It has been necessary to use sold comparables which require adjustments to prices over typical guidelines because there were no comparable sales which were revealed in my research, and which could be verified in the public records, or current listings, as of the date of this appraisal which were more similar to the subject than the comparables selected for use in this appraisal. These adjustments are considered to be realistic and reliable.

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The site value was supported thru extensive research from the courthouse records and the local MLS system showing historical sales in this area as well as competing areas. This is only an estimate/opinion of site value - no formal appraisal was made of the site only.

COST APPROACH

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$ 100,000					
Source of cost data	Marshall Swift		DWELLING	3,621 Sq.Ft. @ \$ 110.00	=\$ 398,310					
Quality rating from cost service	Good	Effective date of cost data	3,134 Sq.Ft. @ \$ 60.00		=\$ 188,040					
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					=\$					
Estimated unit costs for the subject improvements are based on current construction and development cost data provided by builders, contractors and sub-contractors in the local market area as well as cost info from Marshall Swift Valuation Service. The cost estimate includes all hard & soft costs associated with residential construction.			Garage/Carport	1,003 Sq.Ft. @ \$ 35.00	=\$ 35,105					
			Total Estimate of Cost-New		=\$ 621,455					
			Less	Physical	Functional	External				
			Depreciation							= \$()
			Depreciated Cost of Improvements							=\$ 621,455
			"As-is" Value of Site Improvements							=\$ 50,000
Estimated Remaining Economic Life (HUD and VA only)			70 Years	INDICATED VALUE BY COST APPROACH						=\$ 771,455

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' 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(s)

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 Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

17-003148-01-01
File # C1708031

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 complete visual inspection of the interior and exterior areas of the subject property, (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.

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 OF 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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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 the 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.
6. 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.

Uniform Residential Appraisal Report

17-003148-01-01
File # C1708031

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 complete visual inspection of the interior and exterior areas of the subject property. 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.
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.

Uniform Residential Appraisal Report

17-003148-01-01
File # C1708031

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 
 Name Barry S Brown
 Company Name Brown Appraisal Associates
 Company Address P.O. Box 994
Greenwood, SC 29646
 Telephone Number (864) 229-9555
 Email Address bbappraisal@earthlink.net
 Date of Signature and Report 08/23/2017
 Effective Date of Appraisal 08/18/2017
 State Certification # 538
 or State License # _____
 or Other (describe) _____ State # _____
 State SC
 Expiration Date of Certification or License 06/30/2018

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

111 Inlet Pt
Cross Hill, SC 29332
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 650,000

LENDER/CLIENT

Name No AMC
 Company Name South State Bank
 Company Address 2440 Mall Drive, Ste 100, Charleston, SC
29406
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

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

Uniform Residential Appraisal Report

17-003148-01-01
File # C1708031

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	111 Inlet Pt Cross Hill, SC 29332	1175 Summerset Bay Dr Cross Hill, SC 29332	105 Reedy Cove Ct Greenwood, SC 29649	1087 Proctor Cir Waterloo, SC 29384
Proximity to Subject		7.59 miles SE	4.21 miles W	4.47 miles NW
Sale Price	\$	\$ 535,000	\$ 490,000	\$ 475,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 174.10 sq.ft.	\$ 208.33 sq.ft.	\$ 159.50 sq.ft.
Data Source(s)		GAR#112213;DOM 153	GAR#112178;DOM 138	GAR#111971;DOM 200
Verification Source(s)		See Addendum for sources	See Addendum for sources	See Addendum for sources
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+(-) \$ Adjustment	+(-) \$ Adjustment	+(-) \$ Adjustment
Sales or Financing		ArmLth	ArmLth	ArmLth
Concessions		Conv;0	Conv;0	Conv;0
Date of Sale/Time		s10/16;c09/16	s10/16;c08/16	s11/16;c07/16
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	1.0 ac	1.0 ac	29185 sf	27878 sf
View	B;Res;Wtr	B;Res;Wtr	B;Res;LkCove	B;Res;Wtr
Design (Style)	DT1.5;Neo-eclec	DT1;Neo-eclecti	DT1;Neo-eclecti	DT1.5;Neo-eclec
Quality of Construction	Q3	Q3	Q3	Q3
Actual Age	0	13	14	0
Condition	C1	C3	C3	C1
		+8,000	+8,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	7 3 3.1	9 4 2.1	7 1 1.1	8 4 3.1
Gross Living Area	3,621 sq.ft.	3,073 sq.ft.	2,352 sq.ft.	2,978 sq.ft.
Basement & Finished Rooms Below Grade	3134sf1795sfwo 1rr2br1.0ba0o	0sf	1204sf975sfwo 1rr2br1.0ba0o	0sf
		+91,900	+51,000	+91,900
Functional Utility	5 Bedrooms	4 Bedrooms	3 Bedrooms	4 Bedrooms
Heating/Cooling	Fwa/Cac	Fwa/Cac	Fwa/Cac	Fwa/Cac
Energy Efficient Items	Insulated wind	Insulated wind	Insulated wind	Insulated wind
Garage/Carport	2ga3dw	3ga6dw	2ga3dw	2ga3dw
Porch/Patio/Deck	Pchs/Pat/Deck	Porches	Pch/Patio/Deck	Porches/Deck
		0	0	+5,000
Effective Age/Adjustment	eff age 0	eff age 5	eff age 8	eff age 0
		+10,000	+16,000	
Extras	Sea wall	Pier/S.wal/Bt.Lft	Pier/dock	Pier/dock
		-10,000	0	0
Net Adjustment (Total)	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 129,780	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 157,140	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 155,480
Adjusted Sale Price of Comparables		Net Adj. 24.3 % Gross Adj. 30.2 % \$ 664,780	Net Adj. 32.1 % Gross Adj. 32.1 % \$ 647,140	Net Adj. 32.7 % Gross Adj. 32.7 % \$ 630,480
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 # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	07/28/2016			
Price of Prior Sale/Transfer	\$77,000			
Data Source(s)	Tax Records & Deeds	Tax Records & Deeds	Tax Records & Deeds	Tax Records & Deeds
Effective Date of Data Source(s)	08/21/2017	08/21/2017	08/21/2017	08/21/2017
Analysis of prior sale or transfer history of the subject property and comparable sales				
Analysis/Comments				

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Uniform Residential Appraisal Report

17-003148-01-01
File # C1708031

Main appraisal table with columns: FEATURE, SUBJECT, COMPARABLE SALE # 7, COMPARABLE SALE # 8, COMPARABLE SALE # 9. Rows include Address, Proximity to Subject, Sale Price, Value Adjustments, and Net Adjustment.

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Supplemental Addendum

File No. C1708031

Borrower	Lee Wimmer						
Property Address	111 Inlet Pt						
City	Cross Hill	County	Laurens	State	SC	Zip Code	29332
Lender/Client	South State Bank						

Effective Age Comments:

Effective age represents the styling, etc of a property. Examples are: powder blue ceramic tile in the bathroom, basic/original pine cabinetry, linoleum flooring, shag carpeting, small/no closets, small bedrooms vs todays larger ones, lack of master bathroom, smaller garages typical of the period, lack of more modern amenities, modern materials, etc. All of this can be in PERFECT condition if the home has been well cared for. These things indicate a higher effective age. Effective age has to do with updates or lack thereof for such as items as replacement of roof, HVAC, remodeled kitchen or bathrooms, replacement of floor coverings, replacement of windows and rewiring or re plumbing - this list is just examples of items that will be considered in the effective age estimate of a property. These are not necessarily just a condition or actual age consideration. Effective age adjustments are most always a more reliable indicator of the overall property than a condition or actual age due to these facts that are stated above. The adjustments for the dollar amount for the condition and effective age adjustments were determined from sales studies in our area. The estimated adjustments are made based on what the local market indicated for this area. Comparables effective age was determined from either personal inspection, MLS data description, conversation with listing agent or an appraiser associate sharing info on the comps from his/her inspection. The adjustments were made accordingly.

UAD Ratings Comments:

The UAD data standard requires property information for the Subject and Comparables that may be difficult to verify in the normal course of business. The appraiser relies on MLS data, Public Record Data, and Property Owner and Realtor verification as available and when possible. However, when those collective sources cannot provide precise information, estimates and assumptions are made to comply with the UAD requirements. Should information later become available that was not known during the original use of a comp then the quality, condition ratings could have changed from a prior usage of the same comp. Along these same lines is the fact that the UAD ratings are subjective and open for interpretation/opinion of the appraiser rating a specific property. This opinion of the property can be based on physical inspection of the property by the appraiser or exterior from the street inspection, MLS data, realtor, public records or appraiser associates who may have inspected the property and shared the information. Since opinions may vary between appraisers there may be times when the same property is rated differently by 2 or more appraisers.

Design/Style Comments:

The home architectural "styles" shown in this report are taken from studies of home styles from an architectural web site. The appraiser is not an architect or home historian so these styles could be disputed by an owner or expert in the area of home architectural styles.

Additional Certification:

I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction.

The appraiser is geographically competent to complete assignments in the area of the subject property. Geographic competence is more than distance - it is the knowledge that an appraiser has of the subject market and everything that relates to it. It is knowing who the major employers are, where the shopping is, where the local attractions are - and how all those things impact that market. It is knowing the buyers and their motivations. It is knowing the demographics. It is in having access to ALL relevant databases - not just MLS. It is knowing the market factors that can positively or negatively impact sales. It is more than pulling sales and it is more than looking at statistics. The appraiser has this knowledge and has completed numerous real estate appraisal assignments in this geographic area.

Data and Data Sources:

The Data Sources utilized for information with regard to the Comparable Sales include (but are not limited to): MLS data, Public Records, Inspection from the Street, Appraiser File Data (including appraisal reports completed within the Subject's market area) and information acquired from appraiser associates who may have inspected the comparable property. This data is utilized based on the extraordinary assumption that the information was entered with accuracy, is deemed reliable, accurately described the Sales's features and reflects the Sale's current condition as of the time of sale. Please note: Often public records and MLS do not accurately reflect square footage as they often include basement areas in their reported square footage. If discrepancies are noted, revised or additional information is subsequently discovered the appraiser reserves the right to amend the conclusions or opinion of value if necessary.

The data, conclusions, and opinions collected and rendered in this appraisal report are the intellectual property of the appraiser and provided to the client and intended users of the report for the exclusive use relating directly to the financial transaction contemplated by this assignment.

Although subject value exceeds predominant value as shown in neighborhood section of this report the value falls well within the value range of the neighborhood. This should in no way effect the marketability of the subject property. Predominant value just means what it states that there are more homes in that value range than there are in any other areas of the value range. If subject was an over improvement for the area then this would be addressed in the

The process of taking comparable pictures is made the initial time the property is used in an appraisal report as a subject property, competitive sale, competing listing or pending sale. This is done to give the reader of the report, more recent pictures of the property as it is marketed, thus it will not reflect changes in condition, design, or additions that sometimes take place after the property is purchased. Therefore, some comparable pictures reflect seasonal variances but were properties that were viewed by this appraiser from the exterior at a minimum. Some MLS pictures may be furnished with this report to reflect the current condition of the home when sold. Also beneficial pictures are not always readily available from the street. An exterior inspection of all the comparables was made.

I was asked to provide an as-is value for the subject. The only way i can estimate this value is by using attached draw sheet showing house is approximately 29% complete and applying this to the indicated value of the structure calculated as follows:

Appraised value \$650,000 less site value of \$100,000 = \$550,000 structure value x 29% = \$159,500 as is value of structure plus site value of \$100,000 for a total of \$259,500 as is value estimate.

Market Conditions Addendum to the Appraisal Report

17-003148-01-01
File No. C1708031

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **111 Inlet Pt** City **Cross Hill** State **SC** ZIP Code **29332**

Borrower **Lee Wimmer**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	6	1	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.00	0.33	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	27.3	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	537,400	470,000	588,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	164	119	159	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	0	0	635,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	0	176	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions are not typical in this market at present time. Areas marked with "0" above: Appraiser is unable to find data necessary to complete this section due to the fact that no source of compilation for this data is available at this time. It is not possible to be completely accurate with this listing information due to the fact that these numbers could change from day to day.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

To date no REO or foreclosure sales are currently noted as having any measurable effect on this market.

Cite data sources for above information. **Local MLS, County Records, appraisers associates, and appraisal files.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Appraiser searched local MLS data for the above provided statistics. This MLS service does not provide breakdowns on listings for the 3 categories of time which are asked for so the appraiser is unable to provide some of the data. There does not appear to be an oversupply of properties in this area. Homes in this price range have continued to sell at historically typical marketing times and property values have remained stable with typical small increases in value for this area.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature

Signature

Appraiser Name **Barry S Brown**

Supervisory Appraiser Name

Company Name **Brown Appraisal Associates**

Company Name

Company Address **P.O. Box 994, Greenwood, SC 29646**

Company Address

State License/Certification # **538** State **SC**

State License/Certification # State

Email Address **bbappraisal@earthlink.net**

Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

FIRREA / USPAP ADDENDUM

Borrower Lee Wimmer

Property Address 111 Inlet Pt

City Cross Hill

County Laurens

State SC

Zip Code 29332

Lender/Client South State Bank

Purpose

The purpose of this report is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work and reporting requirements of this appraisal report form, and Definition of Market Value.

Scope

The scope of work involves collection of data via public records, other identified sources, inspection of the subject property and neighborhood and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with confirmation source if available. When conflicting information was provided, the source deemed most reliable has been used. Sources and data are considered reliable and data believed not to be reliable was not included in the report nor used as a basis for the value conclusion. Reproduction Cost data when applicable is based on Marshall Swift Cost Service along with local building costs derived from local builders and builder supply areas. The subject property is located in area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason the income approach was not used.

Intended Use / Intended User

The Intended Use is to evaluate the property that is the subject of this appraisal for a 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. The Intended User of this appraisal report is the Client as shown on this report. No additional intended users are identified by the appraiser.

History of PropertyCurrent listing information: Not currently listed per MLS dataPrior sale: See appraisal report page 2 for prior sales/transfer info.**Exposure Time / Marketing Time**

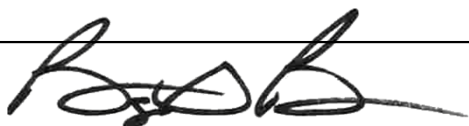
Typical marketing time for this area is over 6 months per MLS data.

Personal (non-realty) Transfers

none noted

Additional Comments**Certification Supplement**

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.


Appraiser(s): Barry S Brown

Supervisory Appraiser(s): _____

Effective date / Report date: 08/18/2017

Effective date / Report date: _____

USPAP ADDENDUM

17-003148-01-01
File No. C1708031

Borrower	Lee Wimmer		
Property Address	111 Inlet Pt		
City	Cross Hill	County	Laurens
		State	SC
		Zip Code	29332
Lender	South State Bank		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____
The typical exposure time for subject property and similar homes in this area is up to 270 days. The definition of exposure time used was taken from the Definitions section of the 2014-2015 version of USPAP. Exposure time is not defined the same as marketing time but may be the same number of days

Additional Certifications
I certify that, to the best of my knowledge and belief:

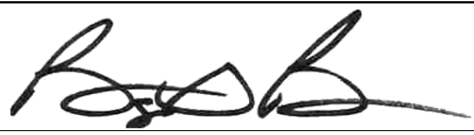
I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Barry S Brown

Date Signed: 08/23/2017

State Certification #: 538

or State License #: _____

State: SC

Expiration Date of Certification or License: 06/30/2018

Effective Date of Appraisal: 08/18/2017

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Sketch - Page 1

SKETCH ADDENDUM

Property Address **111 Inlet Pt**
 City **Cross Hill** County **Laurens** State **SC** Zip Code **29332**
 Client **South State Bank**

Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN			
Code	Description	Net Size	Net Totals	Breakdown			Subtotals
GLA1	First Floor	4282.41		First Floor			
	Garage	-1002.84	3279.57	0.5 x	2.1 x	2.1	2.22
GLA2	Bonus Rm	547.05	547.05	0.5 x	6.9 x	6.9	23.52
BSMT	Finished	1903.03			3.2 x	93.2	296.50
	Unfinished	1376.54	3279.57		13.1 x	79.2	1038.95
P/P	C Patio	502.44			4.3 x	72.2	310.45
	Rear Porch	225.78			3.7 x	32.0	117.52
	Screen Porch	276.66			25.1 x	6.9	172.17
	Front Porch	306.60		0.5 x	5.9 x	5.9	17.64
	Entry	44.71		0.5 x	3.2 x	3.2	5.06
	Entry	49.00	1405.19		10.8 x	74.8	807.83
					6.1 x	78.2	477.03
				0.5 x	7.1 x	7.1	25.00
				0.5 x	3.7 x	3.7	6.76
				0.5 x	3.7 x	3.7	6.76
				0.5 x	6.9 x	6.9	23.52
				0.5 x	5.9 x	5.9	17.64
				0.5 x	0.0 x	16.0	0.00
					0.0 x	68.8	0.00
				0.5 x	10.8 x	0.0	0.00
				0.5 x	8.5 x	8.5	36.00
				0.5 x	2.8 x	2.8	4.00
				0.5 x	8.3 x	8.3	34.81
							403.22
	Net LIVABLE Area	(rounded)	3827	4	71 Items	(rounded)	3827

Sketch - Page 2

SKETCH ADDENDUM

Property Address 111 Inlet Pt
City Cross Hill County Laurens State SC Zip Code 29332
Client South State Bank

The image contains three architectural drawings. At the top is the 'BASEMENT PLAN' with a scale of 1/8" = 1'-0". It shows a large rectangular area with a 'COVERED PORCH' at the top. Below it is the 'FIRST FLOOR PLAN' with a scale of 1/8" = 1'-0". This plan shows a complex layout of rooms, including a central area with a staircase, and a smaller structure on the left. At the bottom is a perspective elevation of the building, showing a two-story structure with a prominent gabled roof and a covered entrance area.

BASEMENT PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"

Subject Photo Page

Borrower	Lee Wimmer				
Property Address	111 Inlet Pt				
City	Cross Hill	County	Laurens	State	SC Zip Code 29332
Lender/Client	South State Bank				



Subject Front

111 Inlet Pt
Sales Price
Gross Living Area 3,621
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 3.1
Location N;Res;
View B;Res;Wtr
Site 1.0 ac
Quality Q3
Age 0



Subject Rear



Subject Street

Photograph Addendum

Borrower	Lee Wimmer				
Property Address	111 Inlet Pt				
City	Cross Hill	County	Laurens	State	SC Zip Code 29332
Lender/Client	South State Bank				



Comparable Photo Page

Borrower	Lee Wimmer				
Property Address	111 Inlet Pt				
City	Cross Hill	County	Laurens	State	SC
Lender/Client	South State Bank				
				Zip Code	29332



Comparable 1

416 Hidden Springs Way
 Prox. To Subject 1.02 miles SE
 Sales Price 592,000
 Gross Living Area 2,382
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.1
 Location N;Res;
 View B;Res;Wtr
 Site 2.0 ac
 Quality Q3
 Age 10



Comparable 2

982 Ridgewood Harbor Rd
 Prox. To Subject 2.35 miles W
 Sales Price 550,000
 Gross Living Area 3,634
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 4.1
 Location N;Res;
 View B;Res;Wtr
 Site 1.26 ac
 Quality Q3
 Age 10



Comparable 3

222 Seabright Cir
 Prox. To Subject 0.58 miles E
 Sales Price 470,000
 Gross Living Area 3,450
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 4.1
 Location N;Res;
 View B;Res;Wtr
 Site 1.14 ac
 Quality Q3
 Age 15

Comparable Photo Page

Borrower	Lee Wimmer				
Property Address	111 Inlet Pt				
City	Cross Hill	County	Laurens	State	SC
Lender/Client	South State Bank				
				Zip Code	29332



Comparable 4

1175 Summerset Bay Dr
 Prox. to Subject 7.59 miles SE
 Sale Price 535,000
 Gross Living Area 3,073
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View B;Res;Wtr
 Site 1.0 ac
 Quality Q3
 Age 13



Comparable 5

105 Reedy Cove Ct
 Prox. to Subject 4.21 miles W
 Sale Price 490,000
 Gross Living Area 2,352
 Total Rooms 7
 Total Bedrooms 1
 Total Bathrooms 1.1
 Location N;Res;
 View B;Res;LkCove
 Site 29185 sf
 Quality Q3
 Age 14



Comparable 6

1087 Proctor Cir
 Prox. to Subject 4.47 miles NW
 Sale Price 475,000
 Gross Living Area 2,978
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View B;Res;Wtr
 Site 27878 sf
 Quality Q3
 Age 0

Comparable Photo Page

Borrower	Lee Wimmer				
Property Address	111 Inlet Pt				
City	Cross Hill	County	Laurens	State	SC Zip Code 29332
Lender/Client	South State Bank				



Comparable 7

346 Compass Pt
 Prox. to Subject 5.69 miles SE
 Sale Price 791,000
 Gross Living Area 3,481
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View B;Res;Wtr
 Site 41382 sf
 Quality Q3
 Age 11



Comparable 8

242 Compass Pt
 Prox. to Subject 6.03 miles SE
 Sale Price 612,000
 Gross Living Area 3,064
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View B;Res;Wtr
 Site 1.07 ac
 Quality Q3
 Age 16

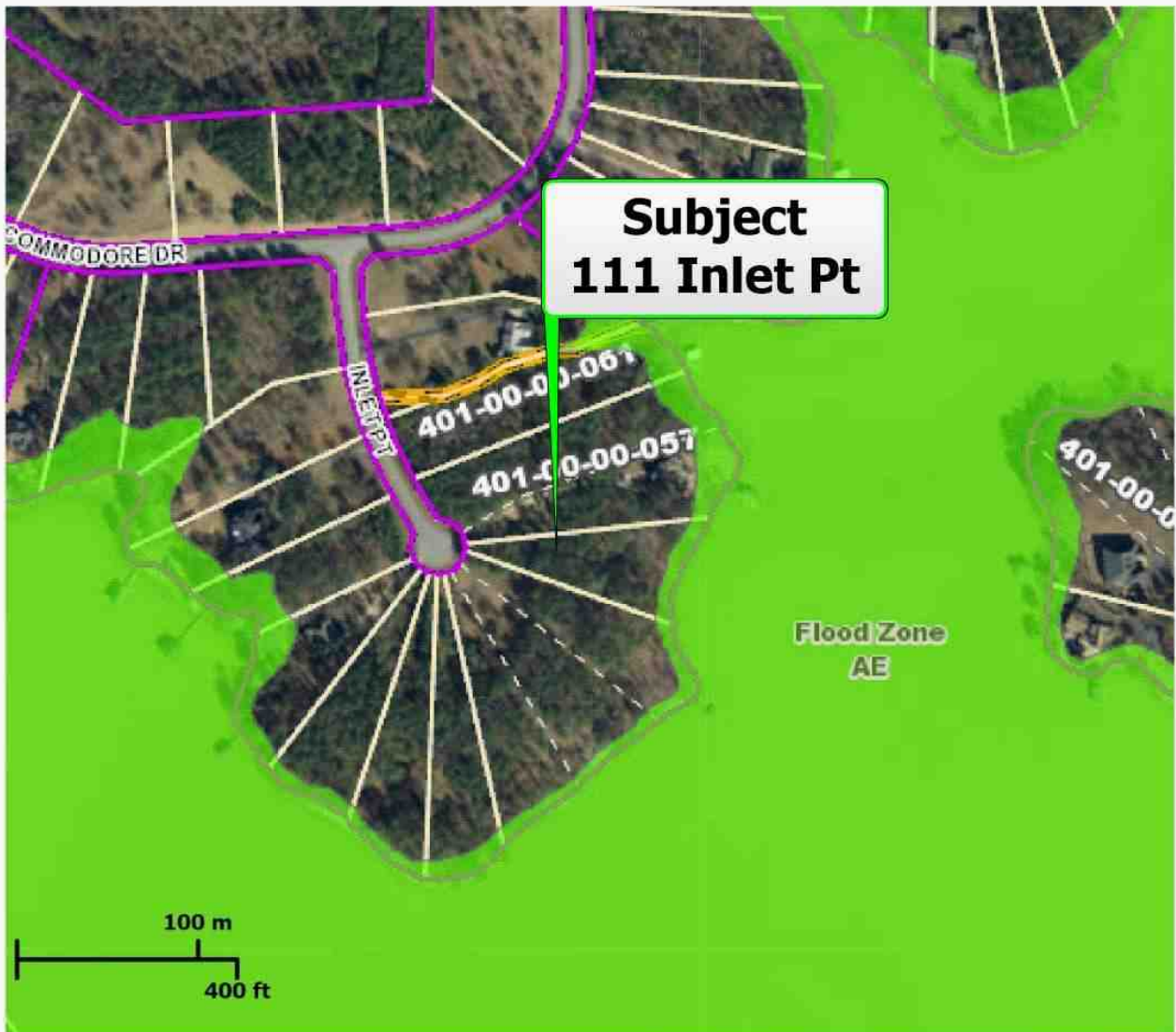
Comparable 9

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

County flood map

Laurens County GIS

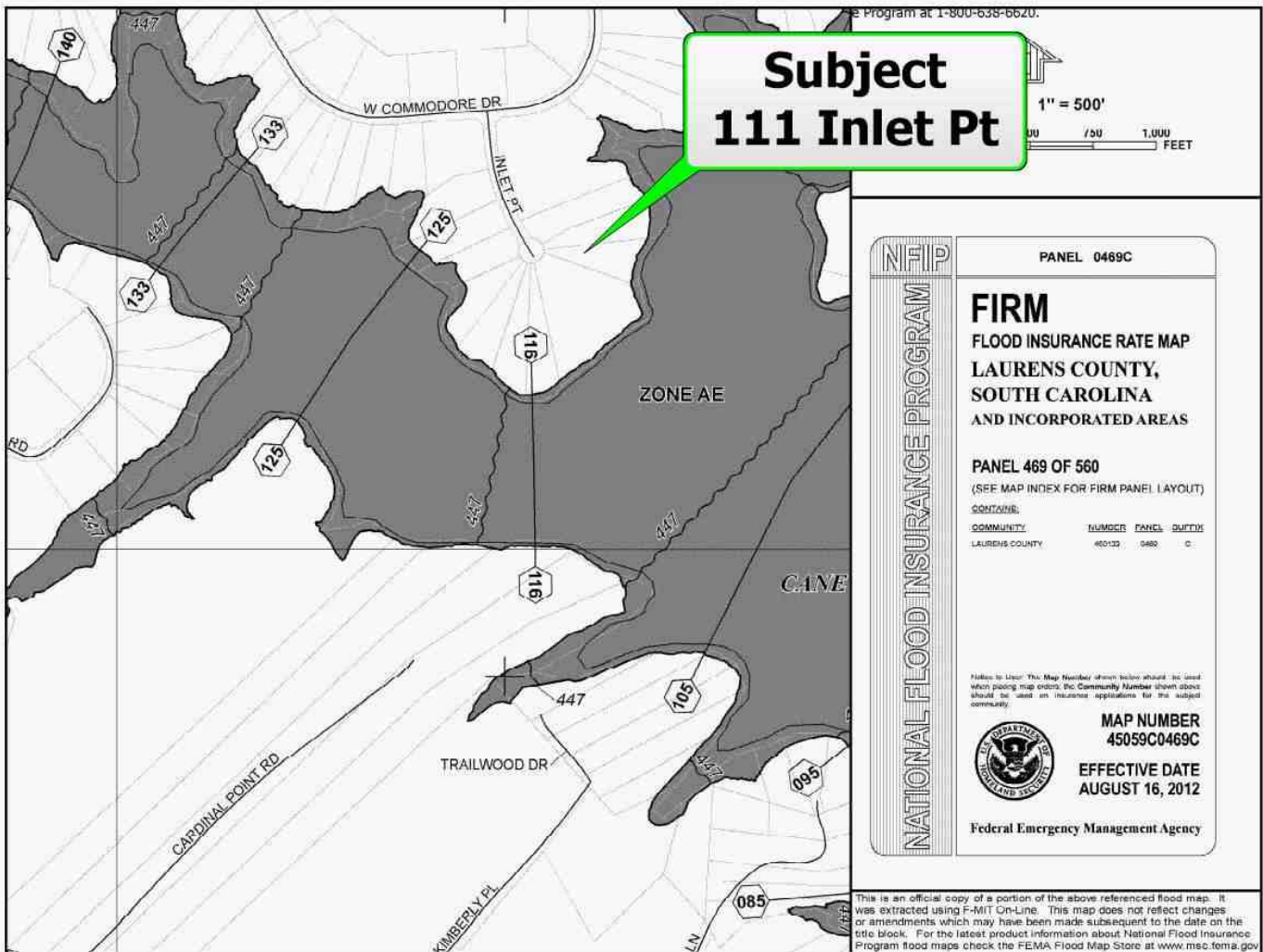
Notes (up to 200 characters)



THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THIS JURISDICTION, AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE AFORMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE COUNTY AND MAPPING COMPANY ASSUME NO RESPONSIBILITY FOR THE INFORMATION CONTAINED ON THIS MAP.

*** THIS MAP IS NOT TO BE USED AS A PLAT ***

FEMA



County Aerial map

Laurens County GIS

Parcel #401-00-00-056

OWNER
WIMMER MELVIN LEE JR &
102 ENGLISH COURT
GREENWOOD SC, 29649

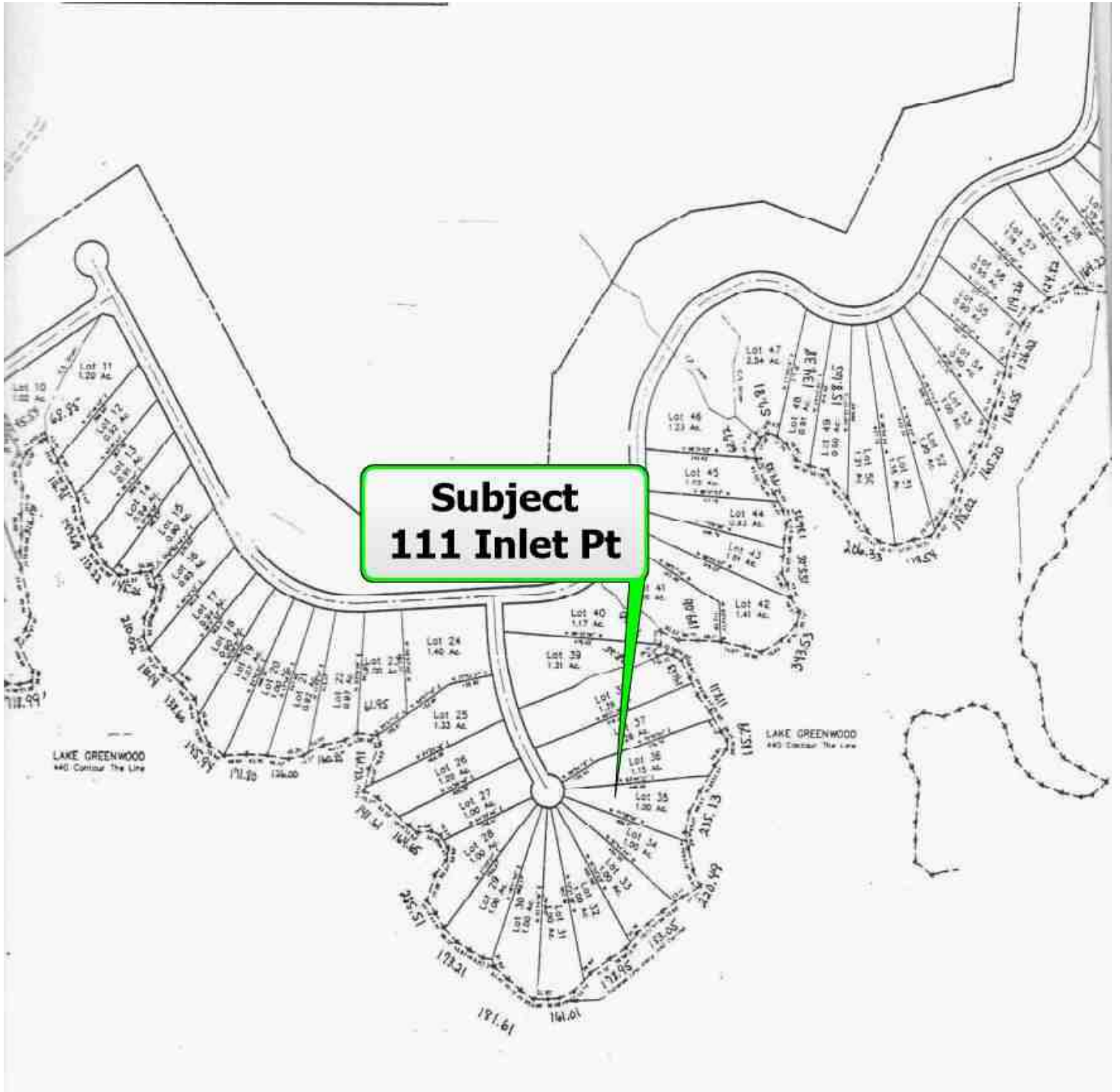
LEGAL
Grantors Name: WIMMER MELVIN LEE JR &
Sale Price: \$77,000.00
Sale Date: 08/26/2016
Deed Book: 1278
Deed Page: 182
Plat Book: A131
Plat Page: 1-2

PROPERTY INFO
Parcel ID: 401-00-00-056
Location:
School District: 56
Town Code:
Fire Code: D121
Acres/Lots: 0/1



* THIS MAP IS NOT TO BE USED AS A PLAT *

Plat



Location Map

Borrower	Lee Wimmer			
Property Address	111 Inlet Pt			
City	Cross Hill	County	Laurens	State SC Zip Code 29332
Lender/Client	South State Bank			



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

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 any 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. Its 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 is 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.

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 of 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 residence 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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

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

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 to 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) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale 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	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
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	Sale 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/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
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
GAR	Greenwood Association of Realtors	Data Sources
GGAR	Greater Greenville Association of Realtors	Data Sources
UAR	Upstate Association of Realtors	Data Sources
GAAR	Greater Augusta Association of Realtors	Data Sources

License

BCD 1158257

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

BARRY S BROWN

Is hereby entitled in practice as a:

Certified Residential Appraiser

License Number: **538**

Expiration Date: 06/30/2018
OFFICE COPY

Laura S. Smith
Administrator

NAVIGATORS INSURANCE COMPANY

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN 60 DAYS AFTER THE END OF THE POLICY PERIOD.

PLEASE READ THIS POLICY CAREFULLY.

**REAL ESTATE PROFESSIONAL ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS**

POLICY NUMBER: PH17RELM01434IV **RENEWAL OF:** PH16RELM01434IV

- 1. NAMED INSURED:**
Brown Appraisal Associates

- 2. ADDRESS:**
PO Box 994
Greenwood, SC 29646

- 3. POLICY PERIOD: FROM:** 05/01/2017 **TO:** 05/01/2018
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above.

- 4. LIMITS OF LIABILITY:**

\$ 1,000,000	Per Claim
\$ 1,000,000	Annual Aggregate

- 5. DEDUCTIBLE:** \$ 5,000

- 6. PREMIUM:** \$ 883.00
TAXES: \$ \$

- 7. RETROACTIVE DATE:** 05/01/1992



8. **FORMS ATTACHED:**

NAV REL DEC	Real Estate Professionals Declarations
NAV REL NIC PF	Real Estate Professionals Policy
NAV REL 018	Fungi and Bacteria Sublimit
NAV REL 021	Professional Services Exclusion
NAV REL 025	Claims Expenses Inside the Limits of Liability
NAV REL 033	Appraisal Services Amendment
NAV REL 300 SC	South Carolina Amendatory
NAV-ML-002	OFAC Endorsement

PROGRAM ADMINISTRATOR:




McGowan Program Administrators
(A Division of McGowan & Company, Inc.)
20595 Lorain Road, Suite 300
Fairview Park, OH 44126
(440) 333-6300

By Acceptance of this policy the Insured agrees that the statements in the Declarations and the Application and any attachments hereto are the Insured's agreements and representations and that this policy embodies all agreements existing between the Insured and the Company or any of its representatives relating to this insurance.

IN WITNESS WHEREOF, we have caused this policy to be signed by our President and Secretary.


[Emily Miner]
Secretary


[Stanley A. Galanski]
President



CONSTRUCTION COST ESTIMATE

NAME: LEE & Tammy Wimmer

PROPERTY ADDRESS: 111 Inlet Point
CROSS HILL, SC LAKE GREENWOOD

DIRECTIONS FOR COMPLETING THE COST ESTIMATE: Obtain bids, contracts, estimates, etc. that are firm and reliable. If a particular job is going to be self-performed, then you need to obtain an estimate that a subcontractor would normally charge. Show this as cost for that job even though you will be doing the work yourself because we disburse based on normal costs for self-performed labor.

Be sure the cost is as accurate as possible and also be sure to allow for overruns. If a specific item is included in another category, list the number of that category.

	AMOUNT
1. PLANS, PERMITS	5750
2. SURVEYS, SITE PLAN	17,088
3. WATER	12,500
4. SEWER OR SEPTIC TANK	12,371
5. CLEARING AND GRADING	9,450
6. FOOTING/FOUNDATION LABOR	14,760
7. FOOTING/FOUNDATION MATERIAL	21,072
8. TERMITE TREATMENT	1200
9. CONCRETE LABOR/MATERIALS	16,897
10. MAJOR BUILDING PACKAGE	44,957
11. FRAMING LABOR	27,795
12. SIDING LABOR	42,769
13. CORNICE LABOR	14,907
14. ROOFING LABOR	19,700
15. ROOFING MATERIAL	16,128
16. PLUMBING	26,910
17. HVAC	27,264
18. ELECTRICAL	12,025
19. ELECTRICAL FIXTURES	6187
20. APPLIANCES	17409
21. INSULATION	14561
22. PAINTING	13,158
23. MASONRY MATERIAL	
24. MASONRY LABOR	
25. GARAGE DOORS	2125
26. FIREPLACE	16510

[Signature]
SIGNATURE

1/4/17
DATE

	AMOUNT
27. SHEETROCK	15,442
28. SHEETROCK LABOR	11,170
29. TRIM MATERIALS	9125
30. TRIM LABOR	7250
31. MISCELLANEOUS LABOR	
32. CABINETS	49818
33. COUNTER TOPS	
34. CERAMIC TILE	
35. WALLPAPER	
36. HARDWARE	9242 3485
37. BATHROOM ACCESSORIES	11,130
38. CLEANING	2495
39. LANDSCAPING	24,625
40. CARPET AND VINYL	5780
41. WOOD FLOORS	15,420
42. OVERHEAD	
43. MISCELLANEOUS	12,522
44. MISCELLANEOUS	6723
45. EXTRAS	
A) DOCK	27,340
B) SEA WALL	35,230
C) PROPANE GAS TANK	4,470
D)	

SUBTOTAL \$ 642,253

LAND \$ 105,000

PROFIT \$

TOTAL \$ 747,353

Spec listing for Wimmer lake house construction

Exterior

8/12 pitch roof with 30 yr. architectural shingle. The main roof line will be truss system with the garage being stick built.

Outside surface will be Hardie Board.... Combination horizontal overlap plank on main part of house siding and shingle siding above in the gables

Fascia will be wrapped and soffit will be vinyl composition as well

The base of columns on the front, side, and back porches, along with the sides of house height up to "water-line" will be stacked stone. Columns will be composite and not wood.

Front door will be double glass 8ft wood door with 11ft foyer.

Windows will be double hung sash with transoms

The side, front, and back porches will be decorative stone/slate surface.

Garage will be 2 ½ size width and deeper with oversized door openings (10x8) for truck and suburban

The back side of the garage will have an extended out roofline to give more head room in the finished room above garage.

Rolled insulation

The lot has perked and septic tank location and specs are approved, including well location. Natural gas is NOT present so Suburban Propane will come out and bury 500lb tank for house gas needs.

The screen and covered porches will have bead-board ceilings and wooden ceramic tile flooring. Each will have recessed lights and ceiling fans w/ Double glass door entry.

Off the back side of house walk out basement will be patio with stone/slate surface. Outside masonry fireplace of stone along with built in spots for grill and smoker.

Gutters to include leaf guard

Inside

Ceiling heights for main floor and basement will be 9 ft. with the foyer 11 ft. and the den and master suite tray ceiling 10 ft. The sheetrock surface will be smooth and not blown.

The "drop zone" at the garage/friends entrance will have built in lockers.

The office off the kitchen will have built in book cases.

Stairs going up to bonus room and down to basement will be hard wood tread.

The flooring on the main level except bathrooms and laundry will be traditional #1 common oak hardwood flooring with sanding, staining, and semi-gloss finish

Bathroom and laundry will be ceramic tile.

A series of recessed lights will be used in rooms and hallways. Kitchen, breakfast room, and dining rooms will include lighting above island and tables.

Foyer will have hanging light. Additionally the foyer and dining room will have picture molding beneath the chair rail.

All rooms will have crown moldings and 6 inch...3 piece baseboards. Electrical outlets will be "hidden" in the baseboards. Doorways and cased openings trimmed with molding too.

Kitchen will have central island with a bar and eat-at seats on one side with all counter tops will be granite.

Paint grade cabinets will be up to ceiling height. The stove top will be gas with decorative cabinet hood above it.

Separate beverage service counter will include under counter ice maker, bar sin, and coffee maker mounted with cabinet work beside refrigerator.

Stainless steel appliances including double ovens with warming drawer.

Kitchen sink will be drop in oversized farm sink.

All the cased openings into the kitchen between hallways and den will include window transom insert

Den will have a full sized wood burning/vented pre fab fireplace with stone hearth. The interior covering will be stone to ceiling. Cabinet work will be on both sides extended out to the side walls.

Guest vanity and all other household vanities will be solid surface. Cultured marble.

Master bath will have pedestal bathtub and full ceiling height tiled shower with dual shower heads on two sides. Cabinetry for linen and towels. Larger solid surface his & her vanity

Master suite will have bedroom sized wood burning/vented fireplace will stone hearth. Stone to ceiling.

His and Her walk in closets with single and double rods, shelving built in for folded clothes, shoes, and storage.

Basement

The basement will be finished to include: kitchenette, one central den, 3 bedrooms off the den with 2 baths. One bath having separate "jack and Jill" vanities. The unfinished area will be used for storage. Finished basement flooring will be water conscious and use a hardwood-like laminate flooring.

Kitchenette counter tops will be solid surface. With cabinet work.

The outside storage room door on side of house will be key pad entry garage type roll up door to allow lawn mower entry and park. Washer and dryer with sink will be used for towels and yard maintenance clean up.

Flooring in storage area will be left concrete with waterproofed painted surface.

12 inch block fully filled concrete on front wall into the bank of hill. Rebar and expansion joints will be used per engineered design.

Retaining walls height and how often to fill with concrete will be determined and height as basement dug out.

Waterproof spray of "tar like" substance to be applied before back fill.

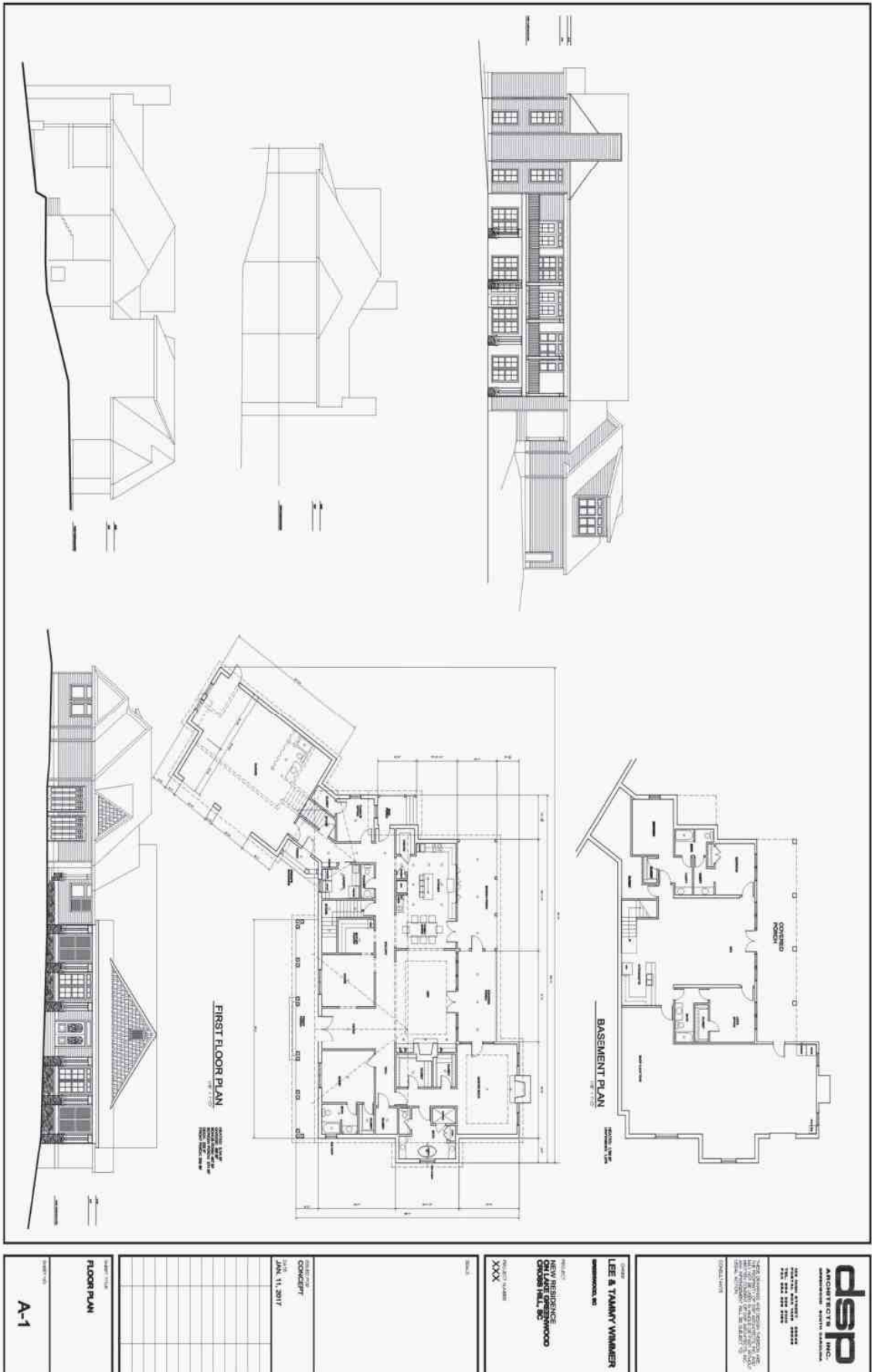
French drain and underground gutter drain off system to be used.

Central vacuum will be installed.

Fire alarm with home security installed.

At the lake there is 220 foot retaining wall 6' tall with stone shaped concrete.

A walk out 24'x 24' square roofed covered boat lift and dock to be constructed.



Draw Inspection

CONSTRUCTION INSPECTION CHECKLIST

BORROWER: Lee Wimmer

PROPERTY STREET ADDRESS: 111 Inlet Point, Cross Hill, SC 29332 **COUNTY:** Laurens

ITEM LIST	%	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th
Lot – Cleared & Graded	2	2									
Footing Foundation, Slab	9	9									
Exterior Wall Framing	5	5									
Interior Wall Framing	5	5									
Roof Framing	4	4									
Wall Sheathing	2	2									
Roof Sheathing and Felt	2	2									
Windows and Doors	4										
Rough-in Plumbing & Tub	4										
Rough-in HVAC	3										
Rough-in Electrical	3										
Exterior Trim	1										
Permanent Roof	2										
Wall Insulation	1										
Drywall-rough & finish	6										
Bath tile-walls & floors	3										
Interior Trim & Doors	5										
Interior Prime/Paint	2										
Cabinets & Vanities	3										
Siding	8										
Interior & Exterior Paint – Finish	3										
Plumbing & Fixtures – Complete	3										
Electrical & Fixtures – Complete	2										
Insulation – Ceiling & Floor	1										
Hardware	1										
A/C Unit & HVAC – Complete	3										
Finish Flooring	4										
Appliances	1										
Exterior Concrete	2										
Sewer/Septic Tank & Water	2										
Clean up & ** LANDSCAPING**	2										
Misc. : Decks, Fireplace, Etc.	2										
TOTAL % THIS INSPECTION	100	29									
TOTAL % COMPLETE TO DATE		29									
DATE OF INSPECTION		08/18									