

Susan Kessler
Colleton County Register Of Deeds

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2025004626	
MORTGAGE	
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
09/16/2025 12:19:44 PM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3483	
PG: 189-208	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

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record and return to: South River Mortgage, LLC
1750 Forest Drive, Suite 195
Annapolis, MD 21401

[Space Above This Line For Recording Data]

State of SOUTH CAROLINA

FHA Case No. 461-9208650-962

Loan No. 4795384

MIN: 1016276-0005003475-6

U.S. Department of Housing and Urban Development (HUD)

ADJUSTABLE RATE HOME EQUITY CONVERSION MORTGAGE (HECM)

THIS MORTGAGE ("Security Instrument") is given on **August 26, 2025**. The mortgagor is **Linda Jean Church**, whose address is **1420 CROSS SWAMP ROAD, LODGE, South Carolina 29082** ("Borrower"). Borrower is a mortgagor who is an original borrower under the Loan Agreement and Note. The term "Borrower" does not include the Borrower's successors and assigns. Mortgagor is an original mortgagor under this Security Instrument. The term "Mortgagor" includes Mortgagor's heirs, executors, administrators, and assigns. This Security Instrument is given to **Mortgage Electronic Registration Systems, Inc. ("MERS")**, which is organized and existing under the laws of **Delaware**, and whose address is **P.O. Box 2026, Flint, MI 48501-2026, telephone (888) 679-MERS**. **South River Mortgage, LLC** is organized and existing under the laws of **United States of America**, and has an address of **1750 Forest Drive, Suite 195, Annapolis, MD 21401** ("Lender"). Borrower has agreed to repay to Lender amounts which Lender is obligated to advance, including future advances, under the terms of a Home Equity Conversion Mortgage Adjustable Rate Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by Borrower's Adjustable-Rate Note dated the same date as this Security Instrument ("Note"). **The mortgagee of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS.** This Security Instrument secures to Lender: (i) the repayment of the debt evidenced by the Note, with interest at a rate subject to adjustment (interest), and all renewals, extensions and modifications of the Note; (ii) and all future advances made under the Loan Agreement, Note and this Security Instrument, in accordance with S.C. Code Ann. § 29-3-50 (1976), as amended, including the payment of all other sums, with interest, advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument up to a maximum principal amount of **Three Hundred Forty Five Thousand Dollars and Zero Cents (U.S. \$345,000.00)** plus interest thereon, attorneys' fees and court costs, which interest may be deferred, accrued, or capitalized, subject to such greater amounts as may be permitted by S.C. Code Ann. § 29-4-40 (1976); and (iii) the performance of Borrower's covenants and agreements under this Security Instrument, the Loan Agreement and the Note. The full debt, including amounts described in (i), (ii), and (iii) above, if not due earlier, is due and payable on **July 19, 2096**. For this purpose,



Borrower and Mortgagor do hereby mortgage, grant, convey, bargain, sell, alien, remise, release, assign, transfer, hypothecate, pledge, deliver, set over, warrant, confirm and grant a security interest to MERS and to the successors and assigns of MERS, in and to the following described property located in COLLETON County, SOUTH CAROLINA:

See legal description as Exhibit A attached hereto and made a part hereof for all intents and purposes

which has the address of :

1420 CROSS SWAMP ROAD, LODGE, South Carolina 29082, ("Property Address");

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, fixtures, replacements and additions now or hereafter a part of the property unto Lender and Lender's successors and assigns, forever. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

PROVIDED, HOWEVER, that if Borrower promptly pays or causes to be paid to Lender the principal and interest payable herein under the Loan Agreement and Note, at the times and in the manner stipulated therein, herein, and in all other instruments securing the Loan Agreement and Note, all without any deduction or credit for taxes or other similar charges paid by Borrower, and if Borrower and Mortgagor keep, perform, and/or observe all the covenants and promises herein, in the Loan Agreement and Note, and any renewal, extension or modification thereof, and in this and in all other instruments securing the Loan Agreement and Note, to be kept, performed and/or observed by Borrower and Mortgagor, and Lender cancels the Loan Agreement and Note and the account of the Borrower thereunder, then this Security Instrument, and all the properties, interest and rights hereby granted, surveyed and assigned shall cease and be void, but shall otherwise remain in full force and effect.

BORROWER AND MORTGAGOR COVENANTS that each is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant, and convey the Property and that the Property is unencumbered. Borrower and Mortgagor warrant and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower, Mortgagor and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall pay when due the principal of \$345,000.00, and interest on, the debt evidenced by the Note.

2. Payment of Property Charges. Borrower shall pay all property charges consisting of property taxes, public assessments, repairs, hazard insurance premiums, flood insurance premiums, ground rents, condominium fees, planned unit development fees, homeowner's association fees, and any other special assessments that may be required by local or state law in a timely manner in accordance with the Loan



Agreement, and shall provide evidence of payment to Lender, unless Lender pays property charges as provided for and in accordance with the Loan Agreement.

3. Fire, Flood, and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including, but not limited to, fire, and flood, for which Lender requires insurance. Such insurance shall be maintained in the amounts, and for the periods that Lender requires; Lender has the discretion to increase or decrease the amount of any insurance required at any time provided the amount is equal to or greater than any minimum required by the Federal Housing Commissioner ("Commissioner") but in all events, subject to any limitations in S.C. Code Ann. § 29-3-70 (1976), as amended. Whether or not Lender imposes a flood insurance requirement, Borrower shall at a minimum insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Commissioner. If the Lender imposes insurance requirements, all insurance shall be carried with companies approved by Lender, and the insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss to Lender instead of to Borrower and Lender jointly. Insurance proceeds shall be applied to restoration or repair of the damaged Property, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied first to the reduction of any indebtedness under a Second Note and Second Security Instrument (as described in Paragraph 15) held by the Commissioner on the Property and then to the reduction of the indebtedness under the Note and this Security Instrument. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title, and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

4. Occupancy, Preservation, Maintenance, and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's Principal Residence after the execution of this Security Instrument and Borrower (or at least one Borrower, if initially more than one person are Borrowers) shall continue to occupy the Property as Borrower's Principal Residence for the term of the Security Instrument.

Borrower shall not commit waste or destroy, damage, or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. As provided by and subject to Applicable Law, Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a Principal Residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

5. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all



governmental or municipal charges, fines, and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments. Borrower shall promptly discharge any lien which has priority over this Security Instrument in the manner provided in Paragraph 14(c).

If Borrower fails to make these payments or pay the property charges required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of property taxes, hazard insurance and other items mentioned in Paragraph 2.

To protect Lender's security in the Property, Lender shall advance and charge to Borrower all amounts due to the Commissioner for the Mortgage Insurance Premium as defined in the Loan Agreement as well as all sums due to the loan servicer for servicing activities as defined in the Loan Agreement. Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower as provided for in the Loan Agreement and shall be secured by this Security Instrument.

6. Inspection. Lender or its agent may enter on, inspect, or make appraisals of the Property in a reasonable manner and at reasonable times provided that Lender shall give the Borrower notice prior to any inspection or appraisal specifying a purpose for the inspection or appraisal which must be related to Lender's interest in the Property. If the Property is vacant or abandoned or the loan is in default, Lender may take reasonable action to protect and preserve such vacant or abandoned Property without notice to the Borrower.

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation, or other taking of any part of the Property, or for conveyance in place of condemnation shall be paid to Lender. The proceeds shall be applied first to the reduction of any indebtedness under a Second Note and Second Security Instrument (as described in Paragraph 15) held by the Commissioner on the Property, and then to the reduction of the indebtedness under the Note and this Security Instrument. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

8. Fees. Lender may collect fees and charges authorized by the Commissioner and not prohibited by Applicable Law.

9. Non-Borrowing Spouse. Borrower, N/A is married under the laws of South Carolina to N/A ("Non-Borrowing Spouse"), who is not a Borrower under the terms of the "Note," "Loan Agreement," or this Security Instrument.

- (a) **Eligible Non-Borrowing Spouse** - A Non-Borrowing Spouse identified by the Borrower who meets, and continues to meet, the Qualifying Attributes requirements established by the Commissioner and applicable law that the Non-Borrowing Spouse must satisfy in order to be eligible for the Deferral Period.
- (b) **Ineligible Non-Borrowing Spouse** - A Non-Borrowing Spouse who does not meet the Qualifying Attributes requirements established by the Commissioner or Applicable Law that the Non-Borrowing Spouse must satisfy in order to be eligible for the Deferral Period.



10. Grounds for Acceleration of Debt.

(a) Due and Payable - Death.

(i) Except as provided in Paragraph 10(a)(ii), Lender may require immediate payment in full of all sums secured by this Security Instrument if a Borrower dies and the Property is not the Principal Residence of at least one surviving Borrower.

(ii) Lender shall defer the due and payable requirement under Paragraph 10(a)(i) above for any period of time ("Deferral Period") in which a Non-Borrowing Spouse identified in Paragraph 9 qualifies as an Eligible Non-Borrowing Spouse and certifies all of the following conditions are, and continue to be, met:

- a. Such Eligible Non-Borrowing Spouse remained the spouse of the identified Borrower for the duration of such Borrower's lifetime;
- b. Such Eligible Non-Borrowing Spouse has occupied, and continues to occupy, the Property as [their] Principal Residence;
- c. All other obligations of the Borrower under the Note, the Loan Agreement and this Security Instrument continue to be satisfied; and
- d. The Note is not eligible to be called due and payable for any other reason; and
- e. If requested by Lender, such Eligible Non-Borrowing Spouse and the Mortgagor, if different, sign an enforceable agreement suspending the statute of limitations applicable to the enforcement of a real property lien and any other document(s) Lender deems necessary to preserve (I) the priority of Lender's lien on the Property, (II) Lender's right to foreclose the security interest in the Property, and (III) Lender's right to exercise its default remedies available under this Security Instrument and the Note.

This Subparagraph (ii) is inapplicable or null and void if an Eligible Non-Borrowing Spouse is or becomes an Ineligible Non-Borrowing Spouse at any time. Further, during a deferral of the due and payable status, should any of the conditions for deferral cease to be met, such a deferral shall immediately cease and the Note will become immediately due and payable in accordance with the provisions of Paragraph 7 (A)(i) of the Note.

(b) Due and Payable - Sale. Lender, , may require immediate payment in full of all sums secured by this Security Instrument if all of a Borrower's title in the Property (or his or her beneficial interest in a trust owning all or part of the Property) is sold or otherwise transferred and no other Borrower retains title to the Property in fee simple or retains a leasehold under a lease for not less than 99 years which is renewable or a lease with the actuarial life expectancy of the Borrower; or retains a life estate (or retaining a beneficial interest in a trust with such an interest in the Property). A deferral of due and payable status is not permitted when a Lender requires immediate payment in full under this Paragraph.

(c) Due and Payable with Commissioner Approval. - Except as provided below for Paragraph 10(C)(ii), Lender, may require immediate payment in full of all sums secured by this Security Instrument, upon approval of the Commissioner, if:

- (i) The Property ceases to be the Principal Residence of a Borrower for reasons other than death and the Property is not the Principal Residence of at least one other Borrower ; or
- (ii) For a period of longer than twelve (12) consecutive months, a Borrower fails to occupy the



Property because of physical or mental illness and the Property is not the Principal Residence of at least one other Borrower; or

(iii) An obligation of the Borrower under this Security Instrument is not performed which jeopardizes Lenders security..

A deferral of due and payable status is not permitted when a Lender requires immediate payment in full under this Paragraph 10(C), except Lender shall defer the Due and Payable requirement under Paragraph 10(C)(ii) above for any period of time ("Deferral Period") during which a Non-Borrowing Spouse identified in Paragraph 9 qualifies as an Eligible Non-Borrowing Spouse and certifies all of the conditions in Paragraph 10(A)(ii) are, and continue to be, met. Such Deferral Period, if any, under sub-Paragraph 10(C)(ii) is inapplicable or null and void if an Eligible Non-Borrowing Spouse is or becomes an Ineligible Non-Borrowing Spouse at any time. Further, during a deferral of the due and payable status, should any of the conditions for deferral under sub-Paragraph 10(A)(ii) cease to be met, such a deferral shall immediately cease and the Note will become immediately due and payable.

(d) Notice and Certification to Lender. Borrower shall complete and provide to the Lender on an annual basis a certification, in a form prescribed by the Lender, stating whether the Property remains the Borrower's Principal Residence and, if applicable, the Principal Residence of his or her Non-Borrowing Spouse. Where a Borrower has identified a Non-Borrowing Spouse in Paragraph 9 and the identified Non-Borrowing Spouse qualifies as an Eligible Non-Borrowing Spouse, the Borrower shall also complete and provide to the Lender on an annual basis an Eligible Non-Borrowing Spouse certification, in a form prescribed by the Lender, certifying that all requirements for the application of a Deferral Period continue to apply and continue to be met. During a Deferral Period, the annual Principal Residence certification must continue to be completed and provided to the Lender by the Eligible Non-Borrowing Spouse. The Borrower shall also notify Lender whenever any of the events listed in Paragraph 10 (b) and (c) occur.

(e) Notice to Commissioner and Borrower. Lender shall notify the Commissioner and Borrower whenever the loan becomes due and payable under Paragraph 10 (b) and (c). Lender shall not have the right to commence foreclosure until Borrower has had thirty (30) days after notice to either:

- (i) Correct the matter which resulted in the Security Instrument coming due and payable; or
- (ii) Pay the balance in full; or
- (iii) Sell the Property for the lesser of the balance or ninety-five percent (95%) of the appraised value and apply the net proceeds of the sale toward the balance; or
- (iv) Provide the Lender with a deed-in-lieu of foreclosure.

(f) Notice to Commissioner and Eligible Non-Borrowing Spouse. Lender shall notify the Commissioner and any Eligible Non-Borrowing Spouse whenever any event listed in Paragraph 10 (b) and (c) occurs during a Deferral Period.

(g) Trusts. Conveyance of a Borrower's interest in the Property to a trust which meets the requirements of the Commissioner, or conveyance of a trust's interests in the Property to a Borrower, shall not be considered a conveyance for purposes of this Paragraph 10. A trust shall not be considered an occupant or be considered as having a Principal Residence for purposes of this Paragraph 10.

(h) Mortgage Not Insured. Borrower agrees that should this Security Instrument and the Note not



be eligible for insurance under the National Housing Act within eight (8) months from the date hereof, if permitted by applicable law Lender may, at its option, require immediate payment-in-full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Commissioner dated subsequent to eight (8) months from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender failure to remit a mortgage insurance premium to the Commissioner.

11. No Deficiency Judgments. Borrower shall have no personal liability for payment of the debt secured by this Security Instrument. Lender may enforce the debt only through sale of the Property. Lender shall not be permitted to obtain a deficiency judgment against Borrower if the Security Instrument is foreclosed. If this Security Instrument is assigned to the Commissioner upon demand by the Commissioner, Borrower shall not be liable for any difference between the mortgage insurance benefits paid to Lender and the outstanding indebtedness, including accrued interest, owed by Borrower at the time of the assignment.

12. Reinstatement . Borrower has a right to be reinstated if Lender has required immediate payment in full. This right applies even after foreclosure proceedings are instituted. Within 30 business days of learning of the occurrence of any event listed in paragraph 10 of this Security Instrument, the Lender shall notify the Borrower and their authorized designee, in writing, of such occurrence, along with information on the right to cure, if curable. The Lender must then allow the Borrower 45 calendar days to cure. Lender may only terminate this Loan if the Borrower fails to cure any termination event within such 45-calendar day period. To reinstate this Security Instrument, Borrower shall correct the condition which resulted in the requirement for immediate payment in full. The actual cost of arranging for the sale or court-approved foreclosure of the real property securing the loan may be added to the Principal Balance of the Loan. Such fee may include actual broker's fees, advertising costs, moving and/or storage costs and legal and other fees representing actual fees or costs charged to the Lender. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two (2) years immediately preceding the commencement of a current foreclosure proceeding; (ii) reinstatement will preclude foreclosure on different grounds in the future; or (iii) reinstatement will adversely affect the priority of the Security Instrument.

13. Deferral Period Reinstatement. If a Deferral Period ceases or becomes unavailable because a Non-Borrowing Spouse no longer satisfies the Qualifying Attributes for a Deferral Period and has become an Ineligible Non-Borrowing Spouse, neither the Deferral Period nor the Security Instrument may be reinstated. In the event a Deferral Period ceases because an obligation of the Note, the Loan Agreement, or this Security Instrument has not been met or the Note has become eligible to be called due and payable and is in default for a reason other than death, an Eligible Non-Borrowing Spouse may have a Deferral Period and this Security Instrument reinstated provided that the condition which resulted in the Deferral Period ceasing is corrected within thirty (30) days, or such longer period that may be permitted by applicable law. A Lender may require the Eligible Non-Borrowing Spouse to pay for foreclosure costs and reasonable and customary attorney's fees and expenses properly associated with the foreclosure proceeding, such costs may not be added to the Principal Balance. Upon reinstatement by the Eligible Non-Borrowing Spouse, the Deferral Period and this Security Instrument and the obligations that it secures shall remain in effect as if the Deferral Period had not ceased and the Lender had not required immediate payment in full. However, except to the extent otherwise required by applicable law, Lender is not required to permit reinstatement if: (i) the Lender has accepted a reinstatement of either the Deferral Period or this Security Instrument within the past two (2) years



immediately preceding the current notification to the Eligible Non-Borrowing Spouse that the mortgage is due and payable; (ii) reinstatement of either the Deferral Period or this Security Instrument will preclude foreclosure in the future; or (iii) reinstatement of either the Deferral Period or Security Instrument will adversely affect the priority of this Security Instrument.

14. Lien Status.

(a) Modification.

Borrower and Mortgagor agree to extend this Security Instrument in accordance with this Paragraph 14(a). If Lender determines that the original lien status of the Security Instrument is jeopardized under state law (including, but not limited to, situations where the amount secured by the Security Instrument equals or exceeds the maximum principal amount stated or the maximum period under which loan advances retain the same lien priority initially granted to loan advances has expired or the priority or applicability of the Security Instrument in security or to secure future advances has been jeopardized or adversely affected) and state law permits the original lien status to be maintained for future loan advances through the execution and recordation of one or more documents, then Lender shall obtain title evidence at Borrower's expense. If the title evidence indicates that the Property is not encumbered by any liens (except this Security Instrument, the Second Security Instrument described in Paragraph 15(a), and any subordinate liens that the Lender determines will also be subordinate to any future loan advances), Lender shall request the Borrower and Mortgagor to execute any documents necessary to protect the lien status of future loan advances. Borrower and Mortgagor agree to execute such documents. If state law does not permit the original lien status to be extended to future loan advances, Borrower will be deemed to have failed to have performed an obligation under this Security Instrument.

(b) Tax Deferral Programs.

Borrower shall not participate in a real estate tax deferral program, if any liens created by the tax deferral are not subordinate to this Security Instrument.

(c) Prior Liens.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (i) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (ii) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operates to prevent the enforcement of the lien or forfeiture of any part of the Property; or (iii) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to all amounts secured by this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, either with respect to amounts already secured by this Security Instrument, were, if and when made, to be secured by this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within ten (10) days of the giving of notice.

15. Relationship to Second Security Instrument.

(a) Second Security Instrument. In order to secure payments which the Commissioner may make to or on behalf of Borrower pursuant to Section 255(i)(1)(A) of the National Housing Act and the



Loan Agreement, the Commissioner has required Borrower to execute a Second Note and a Second Security Instrument on the Property.

(b) Relationship of First and Second Security Instruments. Payments made by the Commissioner shall not be included in the debt under the Note unless:

- (i) This Security Instrument is assigned to the Commissioner; or
- (ii) The Commissioner accepts reimbursement by the Lender for all payments made by the Commissioner.

If the circumstances described in (i) or (ii) occur, then all payments by the Commissioner, including interest on the payments, but excluding late charges paid by the Commissioner, shall be included in the debt under the Note.

(c) Effect on Borrower. Where there is no assignment or reimbursement as described in (b)(i) or (ii) and the Commissioner makes payments to Borrower, then Borrower shall not:

- (i) Be required to pay amounts owed under the Note, or pay any rents and revenues of the Property under Paragraph 23 to Lender or a receiver of the Property, until the Commissioner has required payment-in-full of all outstanding principal and accrued interest under the Second Note; or
- (ii) Be obligated to pay interest or shared appreciation under the Note at any time, whether accrued before or after the payments by the Commissioner, and whether or not accrued interest has been included in the principal balance under the Note.

(d) No Duty of the Commissioner. The Commissioner has no duty to Lender to enforce covenants of the Second Security Instrument or to take actions to preserve the value of the Property, even though Lender may be unable to collect amounts owed under the Note because of restrictions in this Paragraph 15.

16. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

17. Successors and Assigns Bound; Joint and Several Liability. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender. Borrower may not assign any rights or obligations under this Security Instrument or under the Note, except to a trust that meets the requirements of the Commissioner. Borrower's covenants and agreements shall be joint and several.

Notwithstanding anything to the contrary herein, upon the death of the last surviving Borrower, the Borrower's successors and assigns will be bound to perform Borrower's obligations under this Security Instrument.

18. Notices. Notice required or permitted by this Loan Agreement shall be provided as set forth in this Paragraph 18 unless otherwise required by applicable law. Any notice to Borrower or Mortgagor provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail. The notice shall be directed to the Property Address or any other address all Borrowers jointly designate. Notices to Mortgagor shall be given at the address provided by Mortgagor to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Except as otherwise required by applicable law any notice to a



Non-Borrowing Spouse provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower, Lender, Mortgagor or Non-Borrowing Spouse when given as provided in this Paragraph 18.

19. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

20. Borrower's and Mortgagor's Copy. Borrower shall be given one conformed copy of the Note and this Security Instrument, and Mortgagor shall be given one conformed copy of this Security Instrument.

21. Third-Party Beneficiary. Except as set forth in Paragraph 10(a)(ii) and only for an Eligible Non-Borrowing Spouse, this Security Instrument does not and is not intended to confer any rights or remedies upon any person other than the parties. Borrower agrees that it is not a third-party beneficiary to the Contract of Insurance between HUD and Lender.

22. Capitalized Terms. Capitalized terms not defined in this Security Instrument shall have the meanings ascribed to them in the Loan Agreement.

NON-UNIFORM COVENANTS. Borrower, Mortgagor and Lender covenant and agree as follows:

23. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only, as permitted by applicable law.

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by this Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 23.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by this Security Instrument is paid in full.



24. Foreclosure Procedure. If Lender requires immediate payment-in-full under Paragraph 10, Lender may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph 24, including, but not limited to, reasonable attorneys' fees and costs of title evidence, all of which shall be additional sums secured by this Security Instrument.

25. Lien Priority. The full amount secured by this Security Instrument shall have the same priority over any other liens on the Property as if the full amount had been disbursed on the date the initial disbursement was made, regardless of the actual date of any disbursement. The amount secured by this Security Instrument shall include all direct payments by Lender to Borrower and all other loan advances permitted by this Security Instrument for any purpose. This lien priority shall apply notwithstanding any State constitution, law or regulation, except that this lien priority shall not affect the priority of any liens for unpaid State or local governmental unit special assessments or taxes.

26. Adjustable-Rate Feature. Under the Note, the initial stated interest rate of 6.625% which accrues on the unpaid principal balance ("Initial Interest Rate") is subject to change, as described below. When the interest rate changes, the new adjusted interest rate will be applied to the total outstanding principal balance. Each adjustment to the interest rate will be based upon the weekly average yield on United States Treasury Securities adjusted to a constant maturity of one year ("Index") plus a margin. The Index is published in the Federal Reserve Bulletin and made available by the United States Treasury Department in Statistical Release H.15 (519). If the Index is no longer available, Lender will be required to use any index prescribed by the Commissioner. Lender will give Borrower notice of new index.

Lender will perform the calculations described below to determine the new adjusted interest rate. The interest rate may change on **October 1, 2025 and on the first day of each succeeding month.** ("Change Date"). Change Date means each date on which the interest rate could change.

The value of the Index will be determined, using the most recent Index figure available thirty (30) days before the Change Date ("Current Index"). Before each Change Date, the new interest rate will be calculated by adding a margin to the Current Index, then rounded to the nearest one-eighth of one percentage point (0.125%). This rounded sum of the margin plus the Current Index will be called the "Calculated Interest Rate" for each Change Date. The Calculated Interest Rate will be compared to the interest rate in effect immediately prior to the current Change Date (the "Existing Interest Rate").

The Calculated Interest Rate will never increase above **11.625%**

The Calculated Interest Rate will be adjusted if necessary to comply with the rate limitation(s) described above and will be in effect until the next Change Date. At any change date, if the Calculated Interest Rate equals the Existing Interest Rate, the interest rate will not change.

27. Release. Upon payment of all sums secured by this Security Instrument, this Security Instrument shall become null and void. Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under applicable law.

28. Homestead Waiver. Borrower and Mortgagor waive all rights of homestead exemption in the Property to the extent allowed by applicable law.

29. Future Advances. The lien of this Security Instrument shall secure the existing indebtedness under the Note and any future advances made pursuant to the Note, the Loan Agreement, or this Security



Instrument, as provided by S.C. Code Ann. § 29-3-50 (1976), as amended. The maximum principal amount of all indebtedness outstanding at any one time secured hereby shall not exceed the maximum principal amount set forth on page one of this Security Instrument, plus interest thereon, attorneys' fees and court costs, which interest may be deferred, accrued or capitalized, subject to such greater amounts as may be permitted by S.C. Code Ann. § 29-4-40 (1976), as amended.

30. Deferred Interest. UNDER THE TERMS OF THE NOTE AND LOAN AGREEMENT, INTEREST WILL ACCRUE DAILY AND WILL BE ADDED TO THE PRINCIPAL BALANCE AS A LOAN ADVANCE AT THE END OF EACH MONTH. SUCH INTEREST, WHEN ADDED TO THE PRINCIPAL BALANCE, IS "CAPITALIZED INTEREST." INTEREST WILL BE CHARGED ON UNPAID PRINCIPAL (INCLUDING CAPITALIZED INTEREST) UNTIL THE FULL AMOUNT OF PRINCIPAL, INCLUDING CAPITALIZED INTEREST, HAS BEEN PAID OR OTHERWISE SATISFIED.

31. Riders to this Security Instrument. If one or more riders are executed by Borrower and Mortgagor, and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

☐ Condominium Rider

☐ Planned Unit Development Rider

☒ Other [Specify] Manufactured Home Rider, **Affidavit of Affixation**

32. Nominee Capacity of MERS. MERS Serves as mortgagee of record and secured party solely as nominee for Lender and its successors and assigns and holds legal title to the interests granted, assigned, and transferred herein. All payments or deposits with respect to the Secured Obligations shall be made to Lender, all advances under the Loan Documents shall be made by Lender, and all consents, approvals, or other determinations required or permitted of Mortgagee herein shall be made by Lender. MERS shall at all times comply with the instructions of Lender and its successors and assigns. If necessary to comply with law or custom, MERS (for the benefit of Lender and its successors and assigns) may be directed by Lender to exercise any or all of those interests, including without limitation, the right to foreclose and sell the Property, and take any action required of Lender, including without limitation, a release, discharge or reconveyance of this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument executes the same under seal, together with any rider(s) executed by Borrower and recorded with it.

Linda Jean Church (SEAL)
LINDA JEAN CHURCH

8-26-2025
Date



Signed, sealed, and delivered in the presence of:

Donald Stuart

Witness

Donald Stuart

Print Witness's Name

Vernida Gaillard Hill

Witness

Vernida Gaillard Hill

Print Witness's Name

_____[Space Below This Line For Acknowledgment]_____

STATE OF SC)

COUNTY OF Colleton)

ACKNOWLEDGMENT

I, the undersigned Notary Public of the County and State aforesaid do hereby certify that
Linda Jean Church personally appeared before me this day and
acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this 26 day of August, 2025.

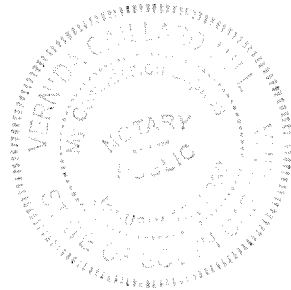
Vernida Gaillard Hill

Notary Public for State of: SC

Print Name: Vernida Gaillard Hill

My Commission Expires: 1/19/32

(NOTARIAL SEAL)



Loan Originator Organization

Mortgage Loan Originator Organization: **South River Mortgage, LLC**

Nationwide Mortgage Licensing system and Registry Identification Number: **1854524**

Individual Loan Originator

Mortgage Loan Originator: **Zachary Otwell**

Nationwide Mortgage Licensing system and Registry Identification Number: **2317814**

Lender Organization

Lender: **South River Mortgage, LLC**

Nationwide Mortgage Licensing system and Registry Identification Number: **1854524**



EXHIBIT A

Exhibit A to the Security Instrument made on **August 26, 2025**, by **Linda Jean Church** ("Borrower") and ("Mortgagor") to **Mortgage Electronic Registration Systems, Inc. ("MERS")** ("Mortgagee"). The Property is located in the county of **COLLETON**, state of **South Carolina**, described as follows:

Description of Property

Legal description of Property:

SEE ATTACHED EXHIBIT "A"

Derivation: This being the same property conveyed to Borrower and Mortgagor by deed of _____ dated _____ and recorded in the Office of the _____ for _____ County in Book _____ at Page _____.

Tax Map Number:



Manufactured Home Rider To Mortgage, Deed of Trust Or Other Security Instrument



FHA Case Number: 461-9208650-962

THIS MANUFACTURED HOME RIDER is made this **August 26, 2025** and is incorporated into and shall be deemed to amend and supplement that certain Mortgage, Deed of Trust or Other Security Instrument (the "Security Instrument") of the same date hereof given by the undersigned ("Borrower(s)") to secure Borrower's Promissory Note Manufactured Home Retail Installment Contract) to **South River Mortgage, LLC** (the "Note Holder") of the same date hereof (the "Note") and relating to the property described in the Security Instrument and located at: **1420 CROSS SWAMP ROAD, LODGE, South Carolina 29082**

The following provisions are applicable to the Security Instrument, including those marked and completed (where applicable):

1. ☒ **DESCRIPTION OF REAL PROPERTY.** The description of the real property set forth in the Security Instrument is amended by the addition of the following:

"Together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon or to be located thereon, which dwelling is or may be a manufactured home, as herein below described, which manufactured home is or upon placement and affixation shall be conclusively deemed to be real estate (the "Manufactured Home").

Make: **WAYCROSS HOMES**
GA A B C

Model: **RIVERWOOD**

Serial Number: **WHCD02410**

Year Built: **1992**

Width and Length: **0' X 0'**

☐ No Certificate of Title has been issued ☒ Certificate of Title No. **GEO 711566 GEO 711567 GEO 711568**

2. ☐ **MANUFACTURED HOME AS PERSONAL PROPERTY SECURITY.** The Note is also secured by a security interest in favor of Note Holder in the following described manufactured home ("Manufactured Home"), which is real property described in the Security Instrument.

Make: Model: Serial Number:

Year Built: Width and Length:

☐ No Certificate of Title has been issued ☐ Certificate of Title No.

3. ☒ **ADDITIONAL COVENANTS OF BORROWER(S) RELATING TO MANUFACTURED HOME**

If Paragraph 1 has been marked and completed, Borrower(s) agree(s) to comply with all State and local laws and regulations relating to the affixation of the Manufactured Home to the real property described herein including, but not limited to, surrendering the Certificate of Title (if required), obtaining any governmental approval and executing any documentation necessary to classify the Manufactured Home as real property under State and local law.

The Manufactured Home shall be at all times and for all purposes permanently affixed to and part of the real property described herein and shall not be removed from said real property. Borrower(s) covenant(s) that affixing the Manufactured Home to the real property described herein does not violate any zoning laws or other local requirements applicable to manufactured homes.

Linda Jean Church
LINDA JEAN CHURCH

8-26-2025
Date

Affidavit of Affixation (Manufactured Home)



STATE OF SC
COUNTY OF COLLETON

BEFORE ME, the undersigned notary public, on this day personally appeared: **LINDA JEAN CHURCH** known to me (or satisfactorily proven to be the person(s) whose name(s) is/are subscribed below (each a "Homeowner"), and who, being by me first duly sworn, did each on his or her oath state as follows:

1. Homeowner(s) owns the manufactured home ("Home") described as follows: **LINDA JEAN CHURCH**

New/Used Year Manufacturer's Name Model Name and No.: **WAYCROSS HOMES RIVERWOOD**

Manufacturer's Serial No.: **WHCD02410 GA A B C**

2. The Home is or will be located at the following "Property Address": **1420 CROSS SWAMP ROAD, LODGE, South Carolina 29082**

3. The legal description of the real property where the Home is or will be permanently affixed ("Land") is: **SEE ATTACHED EXHIBIT "A"**

4. The Homeowner(s) executing below is/are all the legal owner(s) of the real property to which the Home has become permanently affixed: **LINDA JEAN CHURCH**

5. The Home shall be assessed and taxed as an improvement to the Land.

6. Check one:

A. _____ The Home bear permit decal number _____ (appearing in the inside cover of the electrical box for the Home), indicating that the Home has been "set up" in accordance with the Uniform Standards Code; or

B. _____ (1) All permits required by applicable governmental authorities have been obtained; (2) The foundation system for the Home complies with all laws, rules, regulations and codes and manufacturer's specifications applicable to the manufactured home becoming a permanent structure upon the real property; and (3) The wheels and axles have been removed.

7. The Home is permanently connected to a septic or sewer system and other utilities such as electricity, water and gas.

8. The Home is subject to the following security interests (each, a "Security Interest"): **South River Mortgage, LLC; Secretary of Housing and Urban Development**

9. Other than those disclosed in this Affidavit, the Homeowner is not aware of (i) any other claim, lien or encumbrance affecting the Home, (ii) any facts or information known to the Homeowner that could reasonably affect the validity of the Homeowner's title to the Home or the existence or non-existence of security interests in the Home.

This Affidavit is executed by Homeowner(s) pursuant to applicable state law and shall be recorded in the real property records in the County in which the Home is located.

Further Affiant(s) sayeth naught.

Linda Jean Church
LINDA JEAN CHURCH

8-26-2025
Date

STATE OF SC

COUNTY OF Colleton



Personally appeared before me, Vernida Gaillard Hill, a Notary Public in and for the State and

County aforesaid, Linda Jean Church, the within named person(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 26 day of August, 2025.

Vernida Gaillard Hill

Notary Public

My Commission Expires: 1/19/32

ATTENTION COUNTY REGISTER OF DEEDS: This instrument covers goods that are or are to become fixtures on or Improvements to the Property described herein and is to be filed for record in the real estate records.

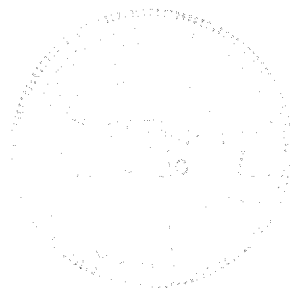


EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLLETON, STATE OF SOUTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING ABOUT ONE (1) MILE WEST OF STEPHENS CROSSROADS, COUNTY OF COLLATON, STATE OF SOUTH CAROLINA, CONTAINING 3.43 ACRES, MORE OR LESS, MEASURING AND BEING BOUNDED AS FOLLOWS:

ON THE NORTHEAST FOUR HUNDRED NINE (409') PEET, MORE OR LESS, AND BOUNDED THEREON BY OTHER LANDS OF PARKER FRALIX; ON THE SOUTHEAST THREE HUNDRED SIXTY-SIX (368') FEET, MORE OR LESS, AND BOUNDED THEREON BY STATE ROAD 8-15-271 ON THE SOUTHWEST FOUR HUNDRED NINE (409') FEET, MORE OR LESS, AND BOUNDED THEREON BY OTHER 1ANDS OF PARKER FRALIX; ON THE NORTHWEST THREE HUNDRED SIXTY-SIX (368') FEET AND BOUNDED THEREON BY OTHER LANDS OF PARKER FRALIX. FOR FURTHER REFERENCE, SEE PLAT PREPARED BY W. GENE WHETSELL, R.L.8. DATED 7 APRIL 1979. AND RECORDED 4 FEBRUARY 1985 IN PLAT BOOK 24 AT PAGE S IN THE OFFICE OF THE CLERK OF COURT FOR COLLETON COUNTY.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO LINDA JEAN CHURCH FROM LINDA JANE CHURCH, ALSO KNOWN AS LINDA JEAN CHURCH AND RECORDED ON MARCH 6, 1985 IN BOOK: 311 AND PAGE: 266.

Parcel ID: 108-00-00-040.000

Property Commonly Known as: 1420 CROSS SWAMP Road, Lodge, SC 29082