



SUMMARY APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

**982 Dicks Creek Road
Sylva, NC 28779**

for

**Enterprise Bank of South Carolina
P.O. Box 8
Ehrhardt, SC
29081**

as of

March 18, 2010

by

**Jennifer S. Pressley
Post Office Box 3673
Cullowhee, NC 28723**

Baker Appraisal Service, Inc.

Baker Appraisal Service, Inc.
Post Office Box 3673
Cullowhee, NC 28723
828-586-4911

March 25, 2010

Enterprise Bank of South Carolina
P.O. Box 8
Ehrhardt, SC
29081

Property - 982 Dicks Creek Road
Sylva, NC 28779
Borrower - William E. Patterson, Jr.
File No. - Patterson 8750
Case No. - Enterprise Bank of S. C.

Dear Client :

In accordance with your request, I have prepared an appraisal of the real property located at 982 Dicks Creek Road, Sylva, NC.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the Summary Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of March 18, 2010 is :

\$668,500

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Baker Appraisal Service, Inc.

Jennifer S Pressley

Jennifer S. Pressley
NC Certification #A-6965



Uniform Residential Appraisal Report

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

SUBJECT

Property Address **982 Dicks Creek Road** City **Sylva** State **NC** Zip Code **28779**
 Borrower **William E. Patterson, Jr.** Owner of Public Record **See Comment** County **Jackson**
 Legal Description **Deed Book 1596, page 328, DB 1494, page 817, & DB 1664, page 417**
 Assessor's Parcel # **See Map Reference** Tax Year **2010** R.E. Taxes \$ **2,856**
 Neighborhood Name **Dicks Creek** Map Reference **See Comment** Census Tract **37-099-9503**
 Occupant Owner Tenant Vacant Special Assessments \$ **\$84/yr Landfill** PUD HOA \$ **N/A** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client **Enterprise Bank of South Carolina** Address **P.O. Box 8, Ehrhardt, SC 29081**
 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 the appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **Search of Subject's MLS.**

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **N/A**
 Contract Price \$ **N/A** Date of Contract **N/A** Is the property seller the owner of public record? Yes No Data Source(s) **N/A**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid: **N/A**

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent 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	40.0 %
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	40	Low	0-1	Multi-Family %
Neighborhood Boundaries *** See Additional Comments ***								430	High	100	Commercial %
								182	Pred.	25	Other 60.0 %

Neighborhood Description **Typical rural residential neighborhood served via a good state maintained secondary road system which affords easy access to employment, shopping and other amenities. Real estate demand and resales appear to be on average with similar communities in the local market.**
 Market Conditions (including support for the above conclusions) **Buydowns, sales or financing concessions are uncommon in this market due to the fact that Cost and Market Value are often very close, leaving little room for profit. Most area lenders offer secondary market FRMs, ARMs, FHA, FmHA, and VA backed mortgages as well as PMI for LTV's of up to 95%.**

SITE

Dimensions **A recent plat not provided.** Area **81.19 acres** Shape **Irregular** View **Mountains/Wds**
 Specific Zoning Classification **No county-wide zoning** Zoning Description **"No Zoning" :County does not reg land use-typical/no effect.**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe
Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private
 Electricity Water Spring Street **Paved**
 Gas Propane Sanitary Sewer Septic Tank Alley **None - Typical**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **Zone - X** FEMA Map No. **370282-0050-C** FEMA Map Date **05/17/89**
 Are the utilities and off-site improvements typical for the market area? Yes No. If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
See additional statements concerning on-site or external environmental factors. There is a small creek on the subject property.

IMPROVEMENTS

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 checked="" type="checkbox"/> Crawl Space	Foundation Walls	CCBpier,Post/Avg	Floors	Carpet,Vinyl/Avg		
# of Stories 1 1/2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	B&B Plywd/Avg	Walls	DW,T&G/Avg		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area N/A sq. ft.	Roof Surface	Metal/Avg	Trim/Finish	Wood/Avg		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish N/A %	Gutters & Downspouts	None	Bath Floor	Vinyl/Avg		
Design (Style) 1.5 Story	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	2 Pane Vinyl/Avg	Bath Wainscot	Drywall/Avg		
Year Built A1910	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No / Yes - Avg	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 26	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	<input checked="" type="checkbox"/> Driveway # of Cars 2			
Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input checked="" type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s)#	Driveway Surface	Gravel		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence	<input type="checkbox"/> Garage # of Cars			
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport # of Cars			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							

Finished area above grade contains: **5 Rooms 2 Bedrooms 1.5 Bath(s) 979 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.) **Level 1: carpet in LR and BR's; vinyl in KIT, DR, 4 fixture Ba and 1/2 MBa; LR & Kit have vaulted ceiling; LR has a ventless LP log fireplace; *** See Additional Comments *****
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **No physical curable depreciation was noted. Physical incurable depreciation for typical wear and tear to short and long lived components [roof, paint, floor cover, appliances, etc] is estimated at 43.3 %. Functional depreciation discussed above is estimated at \$1000. No external depreciation was noted. The quality of construction is deemed "Average."**
 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

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There are **1** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **550,000.00** to \$ **750,000.00**
 There are **0** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **550,000.00** to \$ **750,000.00**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	982 Dicks Creek Road Dicks Creek	546 Jericho Rd Gateway			324 Pearly Hyatt Savannah			3912 Skyland Dr Scotts Creek		
Proximity to Subject		Within 4 mi Radius of Subj			Within 9 mi Radius of Subj			Within 6 mi Radius of Subj		
Sale Price	\$ N/A	\$ 138,000			\$ 100,000			\$ 110,000		
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 151.32 sq. ft.			\$ 80.26 sq. ft.			\$ 88.35 sq. ft.		
Data Source(s)		MLS # 41094			MLS # 40833			MLS # 41516		
Verification Source(s)		Deed Book 1816, page 321			Deed Book 1822, page 81			Deed Book 1841, page 18		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sale or Financing		Cash			Conventional			Other		
Concessions		None Known			None Known			None Known		
Date of Sale/Time		08/24/09			10/01/09			03/11/10		
Location	Rural	Rural			Rural			Rural		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	1.19 acres	2.703 acres			0.995 acre			0.51 acre		
View	Mountains/Wds	Mountains/Nbd			Mountains/Nbd			Mountains/Nbd		
Design (Style)	1.5 Story	Rambler Log			1.5 Story			1.5 Story		
Quality of Construction	Average	Average			Average			Average		
Actual Age	A1910R06/E26	A1938R00/E20			A1930R60/E32			A1924R64/E32		
Condition	Average	Average			Average			Average		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	5 2 1.5	6 3 2			6 3 1			6 3 2		
Gross Living Area	979 sq. ft.	912 sq. ft.			1,246 sq. ft.			1,245 sq. ft.		
Basement & Finished Rooms Below Grade	None	None			None			None		
Functional Utility	Funct Deprec	Average			Average			Average		
Heating/Cooling	Radiant	Radiant			None			Radiant		
Energy Efficient Items	None	None			None			None		
Garage/Carport	None	None			None			None		
Porch/Patio/Deck	OFP/WDK	OFP			OFP/EFP			OFP		
Fireplace / Flue	1 Sm Fireplace	1Sm Fp/1 FP			2 Fireplaces			1 Flue		
Outbuilding	None	None			Barn/Ext Dep			Storage Building		
Cont. Value of Land	80 acres	None			None			None		
Net Adjustment (Total)		X + - \$ 537,000			X + - \$ 553,500			X + - \$ 558,500		
Adjusted Sale Price of Comparables		Net Adj. 389.13 % Gross Adj. 425.36 %			Net Adj. 553.50 % Gross Adj. 578.50 %			Net Adj. 507.73 % Gross Adj. 527.73 %		
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain										
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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 on-line GIS										
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.										
Data Source(s) County on-line GIS										
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	No Prior Sales	No Prior Sales			No Prior Sales			No Prior Sales		
Price of Prior Sale/Transfer	Within the Past	Within the Past			Within the Past			Within the Past		
Data Source(s)	36 months	12 Months			12 Months			12 Months		
Effective Date of Data Source(s)	Date of Deed	Date of Deed			Date of Deed			Date of Deed		
Analysis of prior sale or transfer history of the subject property and comparable sales Any deed(s) of transfer were perused. No historical contracts available in the normal course of business. No extraordinary features noted. The subject, as a whole, has not transferred within the past 36 months.										
Summary of Sales Comparison Approach All of the presented comparables are "sold" transactions in the predominately rural county market within the past 12 months and are believed to be the best available. Typical of appraisals in this market is the fact that some of the selected sales may be in excess of five miles from the subject property and may have sites which vary in size but can be similar in value. Baker Appraisal Service has inspected the interior and exterior of the subject dwelling and made a cursory inspection of the related homesite. The adjustments are within the recommended guidelines with the exception of the adjustment for the contributory value of land. This adjustment is the cause of the elevated net & gross percentages. Views are seen as similar and no adjustment is necessary. Comparable 1 and 3 have a heat source that is similar to the subject's.										
Indicated Value by Sales Comparison Approach \$ 668,500										
Indicated Value by: Sales Comparison Approach \$ 668,500 Cost Approach (if developed) \$ 624,500 Income Approach (if developed) \$ N/A										
It is my considered opinion that Sale No. 3 is most similar to the Subject property and the most weight is placed on this sale for the final opinion of value. The Subject is located in a predominantly owner occupied neighborhood. Single family properties in this area are not typically valued based on their income potential. *** See Additional Comments ***										
This appraisal is made <input type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input checked="" type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. See the										
TRANSMISSION STATEMENT. *** See Additional Comments ***										
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 \$ 668,500 , as of March 18, 2010 , which is the date of inspection and the effective date of this appraisal.										

SALES COMPARISON APPROACH

RECONCILIATION

Uniform Residential Appraisal Report

Taxing Jurisdiction: Jackson County. **NOTE:** The paragraphs below are standard presentation for reports of this company and do not change from report to report unless updated. **The last update was:** 12/03/08 **item 8. only**

INFORMATIONAL REMARKS CONCERNING DATA OR STATEMENTS IN THE REPORT:

1. The appraisal Form 1004 required by the Lender contains a number of check boxes of "Yes" or "No", "Did" or "Did Not". We refer to these in order of the Form:

Subject - Current or Historical Offers for Sale: We have given due diligence to discover any such offerings by utilizing the market's on-line MLS and county GIS. The reader should be aware that the search engines of such web sites are not infalable, nor is the data therein. Any offering discovered has been presented.

Contract - We do not hold ourselves out as having any training nor expertise in the legal area of contract analysis, nor are we licensed by the state of North Carolina to practice that part of North Carolina law pertaining to analysis of contracts. Any indication of contract analysis above was done by us at the most rudimentary level and must not be construed to be definitive, legal or exhaustive as it relates to legal ramifications of the details of the contract. We recommend that the contract be analyzed by an attorney-at-law.

Contract - There may be an indication of Financial Assistance paid on behalf of Borrower in the contract. If so, we have given due diligence to discover and understand those amounts and to report them, i.e. recite them, from the attached contract [see the Contract], if made available. However, in regard to any "gift or downpayment assistance", we do not have any knowledge outside of any such information that may be disclosed in the Contract. We have not made inquires of the Buyer or Seller or any other party as to any such gifts or assistance.

Utilities and Off-Site Improvements - By checking "Yes", we imply no absolute standard, but rather our opinion of those utilities or improvements as they relate to the different city and rural environments of the Subject's market.

Livability or Soundness of the Property - We are not contractors or building inspectors. We are not licensed by the state of North Carolina to address the "livability" or "soundness" of any structure nor are we licensed to inspect for any infestation. We are unqualified to judge whether any problem concerning "soundness" or infestation exists. Should an inspection be carried out by a qualified individual who finds issues concerning "soundness" or infestation, then such findings could materially change our opinion of value of the dwelling.

Physical Deficiencies - see Livability or Soundness of the Property

Adverse Conditions - see Additional Environmental Hazards Statement

Research of Sales / Transfer History of Subject or Comps - We have utilized the market's MLS and / or the counties' GIS to the best of our ability. See remarks above concerning accruacy of those websites. We do not hold ourselves out as attornies-at-law or paralegals who are licensed and trained in such research matters.

*** See Additional Comments ***

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)

This company is constantly engaged in the appraisal of vacant lands, ranging in size from half acre to hundreds of acres. We have a continuously evolving awareness of site values from this work and from our base of comparable sales. We have not performed a Land Appraisal. Site value is our informed guess of value only.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	= \$	568,500
Source of cost data Marshall & Swift RCH as updated.	Dwelling 979 Sq. Ft. @ \$ 74.99	= \$	73,415
Quality rating from cost service Effective date of cost data Latest Update	BSMT N/A Sq. Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	OPF,WDK		6,800
THE ATTACHED MORE DETAILED COST ANALYSIS GIVES ALL INFO REQUESTED IN THIS SECTION	Garage/Carport Sq. Ft. @ \$	= \$	
	Total Estimate of Cost-New	= \$	80,215
	Less Physical Functional External		
	Depreciation 34,733 1,001	= \$ (35,734)
	Depreciated Cost of Improvements.....	= \$	44,481
	'As-is' Value of Site Improvements.....	= \$	11,500
		= \$	
Estimated Remaining Economic Life (HUD and VA only) 34 Years	Indicated Value By Cost Approach.....	= \$	624,481

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ **N/A** X Gross Rent Multiplier **N/A** = \$ Indicated Value by Income Approach

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

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(s)

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

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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 this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
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

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

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 Jennifer S Pressley
 Name Jennifer S. Pressley
 Company Name Baker Appraisal Service, Inc.
 Company Address Post Office Box 3673
Cullowhee, NC 28723
 Telephone Number 828-586-4911
 Email Address basrocks@morrisbb.net
 Date of Signature and Report March 25, 2010
 Effective Date of Appraisal March 18, 2010
 State Certification # A-6965
 or State License # _____
 or Other _____
 State NC
 Expiration Date of Certification or License 06/30/2010



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
982 Dicks Creek Road
Sylva, NC 28779
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 668500
 LENDER/CLIENT
 Name _____
 Company Name Enterprise Bank of South Carolina
 Company Address P.O. Box 8
Ehrhardt, SC 29081
 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 _____

ADDITIONAL COMMENTSBorrower or Owner **William E. Patterson, Jr.**Property Address **982 Dicks Creek Road**City **Sylva**County **Jackson**State **NC**Zip Code **28779**Lender or Client **Enterprise Bank of South Carolina****SCOPE OF APPRAISAL**

References within 2006 USPAP: Scope of Work Rule, p. 12 - 14; AO-28 Scope of Work Decision, Performance and Disclosure, p. 213; AO-29 An Acceptable Scope of Work, p. 218.

Baker Appraisal Service, Inc. subscribes to the following general Scope of Work in the case of SFR assignments calling for a 1004 URAR.

The Problem / Purpose of the report Defined:

Determine an opinion of value for the Subject Site and Its Improvements.

Scope of Work Methodology:

1.Site Inspection - We inspect the site, noting view, topography, flora, flood zone, any External Depreciation and any other land characteristics assuming the site is an acre or less. For excess acreage, if any, we also note our opinion of any variance in that excess acreage for the site as a whole with respect to the above land characteristics of the general one acre area surrounding the dwelling. Specifically, we do not "cruise" excess land unless the Client engages us to do so. We depend upon the Client and the Owner to inform us of any extraordinary characteristics of the site if it is over an acre in size.

2.Dwelling Inspection - We inspect the dwelling, its decks, porches, patios, etc, and any outbuildings, barns, etc by measuring the dwelling to determine an approximate GLA, Basement area, if any, and Finished Living Quarters [FLQ] area, if any. Our Field Sheet used for the inspection is exactly the data section of the URAR as it relates to the improvements, and it is always completed on site. Specifically, we look for any Functional Depreciation and Physical Curable Depreciation.

3.Analysis - Information collected in the field is analyzed, arriving at an opinion of Quality of construction. The Cost Approach is completed based on the Marshall and Swift RCH, as updated, with an internally developed Local County Multiplier.

4.Comparable Data Search - The information in 3. is considered along side of the Subject's sales history and any information given by the Client that relates to value. A search of our data base of comparable sales is carried out, using as screening parameters those sales aged under one year having similar design characteristics, as available, the closest GLA match, quality of construction match and value range based on the best value information available.

5.Analysis - A subset of this collection of sales is selected and analyzed using the Sales Comparison Approach to value, adjusting the selling price of those sites and dwellings against the characteristics of the Subject site and dwelling. From this set of sales, as adjusted, the three adjusted sales best representing the Subject is determined both objectively and subjectively, thus leading to an opinion of value by Sales Comparison.

6.Summary & Conclusion - Using the values determined by the Sales Comparison approach, the Cost Approach and any other value data collected, we arrive at a final opinion of the value of the Subject. The Income Approach to value is never utilized in this market by us as there is insufficient data to develop and support a Gross Rent Multiplier.

Intended Use:

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 or for information only in the hands of the Client subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

Cautionary Remarks to the Long Term Lender on Data:

As mentioned, the appraisal process involves both objective and subjective judgments. With respect to objectivity, it should be clear to the most casual of observers that robust sets of data lead to more valid conclusions, making the appraisal process weighted more toward objectivity, whereas thin sets of data lead to less reliable conclusions, having forced the process toward more subjectivity. Sales in this market are somewhat normally distributed about the "Predominate" sales price named in the report to follow. Within one standard deviation from the mean, the Client can expect the appraiser to be dealing with a robust set of data for the Subject. No comment is made concerning subjects falling between +/- one and three standard deviations, but the Client should be informed that "large" GLA and "small" GLA subjects, or "big" valued and "small" valued Subjects have sparse sets of comparable data associated with them. Such Subjects will find the appraiser necessarily utilizing sets of sales too small to yield reliable results from a statistical point of view and forcing the appraiser to arrive at a value based more heavily on subjective judgment and being less reliable.

LEGAL DESCRIPTION

Owner of Record:

William & Jackie Patterson in Deed Book 1596, page 328; Map Ref# 7632-05-9439

WEPCO II Inc in Deed Book 1494, page 817; Map Ref# 7632-17-3013

William & Jackie Patterson in Deed book 1664, page 417; No map reference found

ADDITIONAL COMMENTS
Page 2Borrower or Owner **William E. Patterson, Jr.**Property Address **982 Dicks Creek Road**City **Sylva**County **Jackson**State **NC**Zip Code **28779**Lender or Client **Enterprise Bank of South Carolina**

DB 1596, page 328 indicates 11.04 acres and the house. The associated tax card indicates 11.71 acres.
DB 1494, page 817 indicates 70.153 acres. The associated tax card indicates 69.78 acres.
DB 1664, page 417 is a 0.67 acre of the prior deed 1494, page 817.

Total acreage per above deeds is 81.19 acres and the total acreage per above map Ref# is 81.19 acres.

All of the above deeds and tax cards are presented in this appraisal for clarification.

Per lender and borrower, this appraisal is for the subject dwelling and 81.19 acres.

NEIGHBORHOOD BOUNDARIES

This neighborhood is bounded on the north by the Qualla [Cherokee Indian] Boundry, on the south by the village of Dillsboro, on the east by the southern ridge line of the Plott Balsam Mountains and on the west by Rich Mountain. It consists predominately of single family residences in various rural mountain settings.

ADDITIONAL FEATURES

Level 2: loft area accessible from wood ladder. The ceiling height in this area is 6'. We consider this area to suffer from functional obsolescence due to the access and ceiling height. Functional depreciation is estimated at \$1000.

The heat sources for the home are a radiant wall heater and the LP log FP.

The MBR floor slopes. We assume that the house is structurally sound and offer no cost to cure for this condition. However, we recommend an inspection by a NC licensed inspector or structural engineer to determine the soundness of the home. We are making this appraisal subject to said inspection and make an extraordinary assumption that the condition or deficiency does not require alteration or repair.

The tax card states the built date of the house as 1950. The owners think the correct built is around 1910 and the house has the appearance of being built before 1950. Based on this information, we are indicating the house was built in approximately 1910 and was renovated in 2006. Per borrowers, in addition to the renovation of the home a new spring/well, septic and driveway have been added.

SALES COMPARISON APPROACH

Search of the Jackson County MLS yielded 1 sale within 2 years that sold with a house and a site size between 31-100+ acres. This sale is actually a home in Macon County on 36 acres. This home is approximately 2200 sf, built in 1995, and of a superior quality. This sale is not considered comparable.

Search was expanded to include neighboring Swain County. Swain County MLS yielded no sales within 2 years with a house and a site size of 31-100+ acres.

Search was expanded to include neighboring Macon County. Macon County MLS yielded 3 sales that have sold within 2 years with a house and a site size of 25-100+ acres. One of these sales is a foreclosure, one was sold at auction and one is the home that was found on the Jackson County MLS mentioned above. None of these sales were considered comparable.

As such, search was expanded to include homes that have a year of construction and GLA that is similar to the subject, that are in Jackson County and have sold within 1 year of the effective date of the appraisal. Comps 1-4 are a result of that search. An additional 2 sales were found that have a year of construction that is similar to the subject's but the GLA's of these sales were not within the recommended 25% of the subject's GLA (one has a GLA of 630 sf and one has a GLA of 1849 sf).

Comparable 1 has a similar effective age, GLA and heat source. It is of log construction and is considered superior in that manner.

Comparable 2 has a similar effective age and GLA. It has an inferior heat source. The adjustment for the presence of the barn is a +\$1500 and the adjustment for the presence of external depreciation is a -\$1500 resulting in a net of no adjustment.

Comparable 3 has the most similar year of construction and a similar GLA and heat source.

Comparable 4 was completely remodeled in 2008 making this home have an effective age that is much lower than the subject. It is presented as further support of the opinion of value because it is an older home and has a GLA within 25% of the GLA of the subject.

We assigned 1.19 acres of the subject's site size to adjust against the comparable sales. This site size was chosen because it appears that homes of the subject's age and GLA typically sale with roughly this size of site. The remaining 80 acres of the subject's site is adjusted at the bottom of the sales comparison grid as contributory land value. The adjusted price of the contributory land value was based on several large vacant land sales in Macon, Jackson and Swain Counties that have sold within the past 18 months. We have not performed a land appraisal.

It should be clear to the most casual of observers that data driven methodologies can yield no more dependable results than the richness of the data base. Sparse data bases yield questionable results while large data bases yield more dependable results. The Lender should take note that the data base for this report is deemed sparse. The use of such a base of information is the appraisers best effort to indicate to the Lender some measure of value, but it is emphasized that the final opinion of value in this report is among the most weakly supported of value

ADDITIONAL COMMENTS
Page 3

Borrower or Owner	William E. Patterson, Jr.		
Property Address	982 Dicks Creek Road		
City	Sylva	County	Jackson
		State	NC
		Zip Code	28779
Lender or Client	Enterprise Bank of South Carolina		

conclusions.

RECONCILIATION

Further, the Income Approach was not used in the valuation of the subject property because the neighborhood lacks sufficient recent sales with rental information to develop and adequately support a gross rent multiplier.

The Cost Approach was given less weight due to the relative difficulty in accurately estimating accrued depreciation on a house of this age. The conclusions of the Sales Comparison Analysis give the best indication of the most probable price the subject property would bring on the open market.

The Cost approach has only been developed by the appraiser as an analysis to support their opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements. (Appraisal Institute, volume 11 Number 4)

Comparable photos are via MLS.

CONDITIONS OF APPRAISAL

We recommend an inspection by a structural engineer & or building inspector to address slope in floor.

SECURITY OF THE TRANSMISSION TO THE LENDER / CLIENT:

All appropriate measures have been taken by the Appraiser / Baker Appraisal Service, Inc., to ensure the integrity and security of the information in the electronic copy of this appraisal report up to the point that the report was transmitted from this office. Subsequently, the Appraiser has no control over the integrity or security of the report. It is the responsibility of the intended user to verify that the appraisal report has not been modified in any way. We would be happy to assist the intended user to that end. Our contact information is part of this report.

ADDITIONAL COMMENTS

INFORMATIONAL REMARKS CONCERNING DATA OR STATEMENTS IN THE REPORT - continued

2. Non-discrimination by the Market on Local Factors:

The following conditions are typical of the area in the sense that many dwellings have one or more of these conditions and that the market does not discriminate against such conditions:

Private Roads Springs or Wells, Private or Shared Septic Tanks No Zoning***

[*** No Zoning means that the county does not regulate land usage].

3. Marketing Time / Marketability:

This market has a significant seasonal component due to parties seeking summer homes, investment properties and retirement homes in the picturesque Smoky Mountains and Blue Ridge Mountains of Western North Carolina. Properties are put on the market, say, in the spring and, absent a sale, are left on the market throughout the summer into the fall color selling season. It is our opinion that because of this, DOM data is stretched to over 6 months for the market as a whole. This does not affect the marketability or value of these properties. Last, such homes are generally most certainly suitable for year-round living.

4. Predominate Value:

The appraisal Form requires a "Predominate Value." The neighborhoods for which such values are requested are diverse, there being virtually no subdivisions of homogeneous construction. The best informative value we can offer is the mean or arithmetic average of the MLS sales during the previous period. This is our "Predominate Value."

5. Zoning:

Some Subject locations may be very close to being or not being in a city limits, or if within a city limits, being close to one or the other type of zoning area. On such occasions, we make every effort to obtain the correct information from city officials, sometimes with little cooperation. The zoning indicated is our best effort to report accurately.

6. ADDITIONAL ENVIRONMENTAL HAZARDS STATEMENT:

No apparent adverse environmental conditions were observed and none were called to the attention of the appraiser. Unless otherwise stated in this report, the existence of hazardous substances including without limitation: mold, fungi, asbestos, radon gas, polychlorinated biphenyls, lead paint, petroleum leakage, electromagnetic radiation fields or other hazardous chemicals or conditions, were not called to the appraiser's attention, nor did the appraiser become aware of any such adverse conditions or influences during the property inspection. The appraiser has no knowledge of the existence of such materials or conditions on or near the subject property unless otherwise specifically stated in the appraisal report. However, the appraiser is not an environmental hazard expert and is not qualified to test for such conditions. Further, the appraiser is not qualified to determine the cause of any fungi or mold, the type of fungi or mold or whether any fungi or mold might pose any risk to the property or its inhabitants. No responsibility is assumed for any of the above such conditions, or for any

ADDITIONAL COMMENTS
Page 4

Borrower or Owner **William E. Patterson, Jr.**

Property Address **982 Dicks Creek Road**

City **Sylva** County **Jackson** State **NC** Zip Code **28779**

Lender or Client **Enterprise Bank of South Carolina**

expertise or engineering knowledge required to discover them. It may be necessary to retain an expert in the field of environmental hazard evaluation if the presence of environmental hazards are suspected. In particular, the appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The opinion of value contained in this report is predicated on the assumption that there are no hidden environmental hazards or conditions which would adversely affect the subject property's marketability or value.

7. "Comparable Listings" and "Comparable Sales" in the Neighborhood (in the area above the grid):

The appraiser is required to fill in the number of "comparable listings" and "comparable sales" in the neighborhood. Aside from towns, neighborhoods in this market are referred to by their rural names. They are generally thinly populated large areas where sales are few. For this reason, sales or listings from that neighborhood alone would not be good information because of the general nominal homogeneous nature of the pricing in the entire MLS. This means the best information one can give are the counts from the market as a whole, which is that presented.

Further, that data presented is the result of a search within our parametrically prescribed price range and/or GLA to the market's MLS or to our base of comparable sales. In order to determine if each is in fact a "comparable" listing or sale, one would have to grid the address and make the adjustments, which we do not do. The two numbers reported, therefore, are not to be construed as "comparable" in the sense of being an appropriate dwelling to grid against the Subject. They conform to the Subject only within the range of certain parameters given in our search which may change from time to time due to circumstances surrounding the Subject.

8. The Cost Approach Using the tables of Marshall & Swift RCH, as updated:

A continuing problem we have with the use of the cost data of Marshall and Swift is that Cost New per tables has been noted as increasingly less than the cost of new construction per contractors with whom we've spoken. We use a market multiplier drawn from those conversations in conjunction with the Regional and Local multipliers of Marshall & Swift. The nearest Local multiplier of theirs is based on cost in Asheville, NC, a large city some 50 miles east.

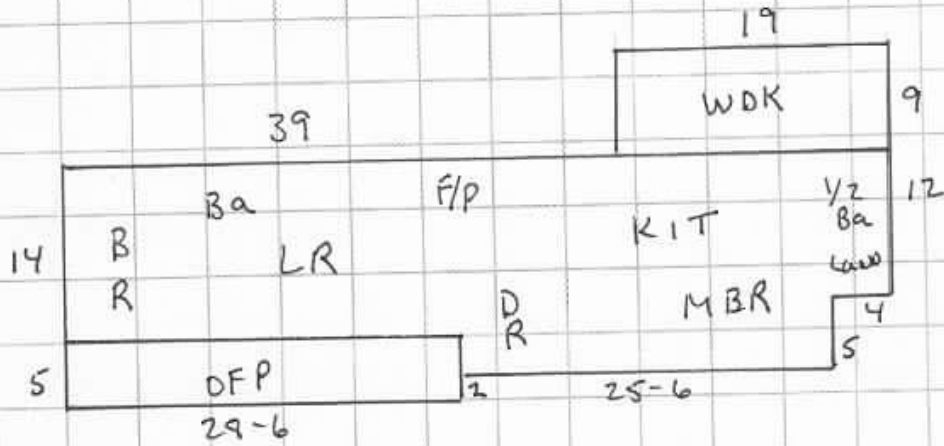
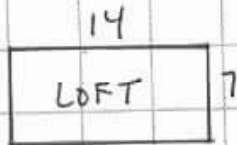
FOOTPRINT SKETCH & SF CALCULATIONS

BAKER APPRAISAL SERVICE

Borrower: **PATTERSON**

1.5 Story

Scale: This square 5 feet x 5 feet



GLA					BSMT				OFF	5	X	28.5	=	142.5
LEVEL 1					X		=	0			X		=	0
14	X	28.5	=	399	X		=	0			X		=	0
17	X	25.5	=	433.5	X		=	0					TOTAL:	142.5
4	X	12	=	48	X		=	0	WDK	9	X	19	=	171
	X		=	0	X		=	0			X		=	0
	X		=	0			=	0			X		=	0
					TOTAL BSMT		=	0					TOTAL:	171
				TOTAL:	880.5									
LEVEL 2					FIN LQ:				OFF		X		=	0
7	X	14	=	98	X		=	0			X		=	0
	X		=	0	X		=	0					TOTAL:	0
	X		=	0	X		=	0	OFF		X		=	0
	X		=	0	X		=	0			X		=	0
	X		=	0	X		=	0					TOTAL:	0
	X		=	0	X		=	0					TOTAL:	0
				TOTAL	98			0	Garage		X		=	0
					TOTAL FIN LQ:		=	0			X		=	0
				TOTAL GLA	978.5								TOTAL:	0

Parcel : 7632-05-9439 SR 1388 DICKS CK RD LEFT Description Tax Districts

OWNER INFORMATION		PROPERTY FACTORS		SALES INFORMATION			
ACCT: 137366	PATTERSON, WILLIAM	Topography	Utilities	Date	Sales Price	Vld	Bk/Pg
	PATTERSON, JACKIE	View	Streets/Roads	04/02/07	75,000		1664/417
	PO BOX 280422		T PRIVATE	06/20/06			1596/328
	COLUMBIA SC 29288						

MISCELLANEOUS INFORMATION		ENTRANCE INFORMATION				VALUE SUMMARY		
Township :	BARRERS CREEK	Date	Type	Source	Appraiser	Assessed	Current	
Address :	SR 1388 DICKS CK RD LEFT	05/12/09	01	Estimate	AS	155,870	155,870	
Zoning :		02/25/09	LS		SYS	48,000	48,000	
Nbrhood :	01007 DICKS CREEK	09/08/08	06	Owner	TA	203,870	203,870	
Map :	7632.01	12/06/07		Estimate	LSF	0	0	
Class :	R1 RESIDENTIAL 1					Net Taxable	203,870	203,870

Remarks :
No Remarks on file

--- LAND DATA ---

#	MTH	TYPE	SIZE	UNIT PRICE	%ADJ	APPR	DEFER	TAX	LAST UPDATED BY	LAST COMPUTED BY
1	A	0110 RESIDENTIAL	11.71	17,748	T-25	155,870	0	155,870	TA on 05/27/2009	TA on 05/27/2009
Total Acres :			11.71	Land Totals		155,870	0	155,870		

--- OUTBUILDINGS ---

BLDG#	TYPE	MTH	DESCRIPTION	REMARKS	WIDTH	LENGTH	AREA	GRD	BUILT	YEAR EFF	COND	PHYS	FUNC	ECON	TAX VALUE
															0

CARD 1 OUTBUILDING VALUE

End of Page 1

Parcel : 7632-05-9439 SR 1388 DICKS CK RD LEFT
Owner : 137366 PATTERSON, WILLIAM

BUILDING DESCRIPTION		SCALE IS 1:104
VAL METHOD :	R	
USE CODE :	R01 RES DWELLING	+-----B10---+
STYLE :		! !
NBR STORIES :	1.0	B5 !
WALL HEIGHT :	8	! !
FOUNDATION :	02 PIER	! B10
EXTERIOR WALL :	WOOD ON SHEATHING	+-----B8---+
YR BUILT / EFF :	1950 / 1965	B5 !
CONDITION :	A AVERAGE	! WDD !
GRADE :	C-10	! 140 !
DESIGN FACTOR :		+-----A58-----+-----B18-----+
ROOF TYPE :	GABLE	! !
ROOF COVER :	METAL	! !
BASEMENT AREA :	NO BASEMENT	! !
ATTIC AREA :	112 UNFINISHED	! !
INTERIOR FLOOR :	HARD/SOFT WOOD	! !
INTERIOR WALL :	WALL BOARD/WOOD WALL / DRYWALL	A14 !
ROOMS / BDRMS :	/ 2	! !
FULL / HALF BATHS :	1 / 1 ADDL FIX: 0	! B4S !
FIREPLACE TYPE/CNT :		! 882 !
FIREPLACE OPENINGS :	0 CHIMNEY(S) : 0	! !
AIR COND PCT :	NONE	! +---A4+ !
SPRINKLER PCT :		! !
HEATING TYPE :	01 BASEBOARD	+-----C28A28-----+ A5
HEATING FUEL :	01 ELECTRIC	C5 A3 !
OTHER FEATURES :		! POP C5 !
% COMPLETE :	100	! +-----A26-----+ !
DESCRIPTION :	BLD ORIGINALLY DROPPED FROM	+-----C28-----+
REMARKS :	RECORDS	

Heated Sq Ft : 882

----- BUILDING SECTION DETAIL -----

LN	TYPE	DESCRIPTION	AREA	VALUE	#ST	P%	F%
1	BAS	BAS AREA	882	44,392	1.0		
2	WDD	WOOD DECK	140	1,311	1.0		
3	POP	FIN OPEN PORCH	140	2,298	1.0		

----- BUILDING COMPUTATION -----

RCN	102130
PHYS DEPR	53
FUNC DEPR	
ECON DEPR	
% COMPLETE	100
RCNLD	48,000
LAST PICTURE DATE :	

End of Page 2

Parcel : 7632-17-3013 SR 1388 DICKS CK RD LEFT
Description Tax Districts

OWNER INFORMATION		PROPERTY FACTORS		SALES INFORMATION			
ACCT: 128032	WEPCO II INC	Topography	Utilities	Date	Sales Price	Vld	Bk/Pg
	PO BOX 280422	View	Streets/Roads	04/18/05	70,000		1494/817
	COLA SC 29228		T PRIVATE				

MISCELLANEOUS INFORMATION		ENTRANCE INFORMATION			VALUE SUMMARY		
Township :	BARKERS CREEK	Date	Type	Source	Appraiser	Assessed	Current
Address :	SR 1388 DICKS CK RD LEFT	12/06/07	25	Estimate	LSF	816,420	816,420
Zoning :						0	0
Nbrhood :	01007 DICKS CREEK					816,420	816,420
Map :	7632.01					0	0
Class :	R1 RESIDENTIAL 1					816,420	816,420

Remarks:
No Remarks on file

LAND DATA		UNIT		V A L U E S			LAST UPDATED BY	
#	MTN TYPE	SIZE	PRICE	%ADJ	APPR	DEFER	TAX	LAST COMPUTED BY
1	A 0110 RESIDENTIAL	69.48	14,688	T-20	816,420	0	816,420	LSF on 05/01/2008 KF on 03/14/2008

No Remarks on file

LAND DATA		UNIT		V A L U E S			LAST UPDATED BY	
#	MTN TYPE	SIZE	PRICE	%ADJ	APPR	DEFER	TAX	LAST COMPUTED BY
1	A 0110 RESIDENTIAL	69.48	14,688	T-20	816,420	0	816,420	LSF on 05/01/2008 KF on 03/14/2008
Total Acres :		69.48	Land Totals		816,420	0	816,420	

OUTBUILDINGS		YEAR EFF YR		TAX VALUE								
BLDG#	TYPE MTN DESCRIPTION	REMARKS	WIDTH	LENGTH	AREA GRD	BUILT	BUILT	COND	PHYS	FUNC	ECON	TAX VALUE
												0

CARD 1 OUTBUILDING VALUE

End of Page 1

Parcel : 7632-17-3013 SR 1388 DICKS CK RD LEFT
Owner : 128032 WEPCO II INC

BUILDING DESCRIPTION	
VAL METHOD	:
USE CODE	:
STYLE	:
NBR STORIES	:
WALL HEIGHT	:
FOUNDATION	:
EXTERIOR WALL	:
YR BUILT / EFF	:
CONDITION	:
GRADE	:
DESIGN FACTOR	:
ROOF TYPE	:
ROOF COVER	:
BASEMENT AREA	: NO BASEMENT
ATTIC AREA	: NO ATTIC
INTERIOR FLOOR	:
INTERIOR WALL	:
ROOMS / BDRMS	: /
FULL / HALF BATHS	: 0 / 0 ADDL FIX: 0
FIREPLACE TYPE/CNT	:
FIREPLACE OPENINGS	: 0 CHIMNEY(S): 0
AIR COND PCT	:
SPRINKLER PCT	:
HEATING TYPE	:
HEATING FUEL	:
OTHER FEATURES	:
% COMPLETE	:
DESCRIPTION	:
REMARKS	:

Heated Sq Ft :

BUILDING SECTION DETAIL	
LN	TYPE DESCRIPTION AREA VALUE #ST PA PA

BUILDING COMPUTATION	
RCN	
PHYS DEPR	
FUNC DEPR	
ECON DEPR	
% COMPLETE	
RCNLD	
LAST PICTURE DATE	

End of Page 2



Doc ID: 003630400002 Type: CRP
Recorded: 04/02/2007 at 03:13:50 PM
Fee Amt: \$17.00 Page 1 of 2
Excise Tax: \$0.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK **1664** PG **417-418**



Make no mark or permit any portion of seal or signature above this line or in the side or bottom margin.

Tax Identification No. Portion of 7632-17-3011

Mail after recording to
Nicolas D. Atria
1720 Main Street Suite 103
Columbia SC 29201

Brief description for Index: .67 Acres & Right of Way; Barkers Creek Township

Revenue: \$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

STATE OF NORTH CAROLINA)

COUNTY OF JACKSON)

THIS DEED, made this 13th day of March 2007, by and between Wepco II Inc, as Grantors, and William Patterson and Jackie Patterson, as Grantee.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for consideration of Ten dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Jackson State of North Carolina and more particularly described as follows:

All that certain piece parcel or lot of land together with the improvements thereon situate, lying, and being in the County of Jackson, State of North Carolina and being shown and delineated as .67 acres on a plat prepared for William Patterson by Davenport & Associates Inc dated 11/03/06 and recorded

in Plat Cabinet 16, Slide 165.

Together with the use of the right of way of ingress and egress as shown on above referenced plat as existing gravel access road.

And subject to ingress and egress across said tract referenced above to property shown on plat as lands of Patterson.

This being a portion of the property conveyed to Wepeco II Inc by deed recorded in Book 1494, page 817.

Grantee Address: P.O. Box 280422, Columbia SC 29228

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto caused these presents to be executed the day and year first above appearing.

William Patterson
.....
Wepeco II Inc
By its: *President*.....

STATE OF SC
COUNTY OF Kershaw

I, a Notary Public of Kershaw County, said State, certify that William Patterson personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal or stamp, this 13th day of March, 2007

Jennifer Baker
.....
Notary Public SC
My Commission Expires 9-16-16.....

Prepared by:

Jennifer Baker
Notary Public for South Carolina
My Commission Expires
September 16, 2016

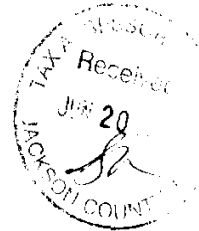
NICHOLAS D. ATRIA
ATTORNEY AT LAW
1720 MAIN STREET, SUITE 103
COLUMBIA, SC 29201



Doc ID: 003486310003 Type: CRP
Recorded: 06/20/2006 at 04:29:17 PM
Fee Amt: \$170.00 Page 1 of 3
Excise Tax: \$150.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK 1596 PG 328-330

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE
EXAMINATION, UNLESS OPINION ISSUED IN WRITING BY:

Heather C. Baker 2006 B 345
Coward, Hicks & Siler, P.A.
705 W Main Street
Sylva NC 28779



REVENUE \$ 150.00

NORTH CAROLINA
JACKSON COUNTY

THIS DEED, made, executed and delivered, this the 16th day of June, 2006, by and between HAZEL LEE REX and BETTY RUTH HOPPER, hereinafter "Grantors," and WILLIAM PATTERSON and wife, JACKIE PATTERSON, hereinafter "Grantee," whose address is: PO Box 280422 Columbia SC 29288;

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

NOW THEREFORE, the said Grantors, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to them in hand paid by the said Grantees, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, all of that certain piece, parcel or tract of land, lying and being in Barkers Creek Township, Jackson County, North Carolina, and more particularly described as follows:

BEING all of the same lands described in and conveyed by QuitDeed dated August 24, 2005 from Robert Lee Gates to Hazel Lee Rex and Betty Ruth Hopper as recorded in Book 1525, Page 822 of the Jackson County Public Registry. And being the same lands as recorded in the Clerk of Superior Court in File Number 69-SP-35. TOGETHER WITH and SUBJECT TO easements, road rights of way, water rights of way and restrictions, of public record, all incorporated herein by reference as if fully set forth herein. SUBJECT TO the ad valorem taxes for 2006 and all subsequent years.

“BEING all the 11.04 acre tract as shown on a survey entitled “Robert Gates and wife, Eva G. Gates” as prepared by Davenport and Assoc., Inc. and certified by James R. Davenport, RLS, said plat being recorded in Plat Cabinet 7 Slide 212 of the Jackson County Public Registry.”

This conveyance is made and given TOGETHER WITH and SUBJECT TO a road right of way for a road as now located to described tract from SR 1389 and running through said tract to other properties of the Homer Gates and Fannie Queen Gates Heirs lands as recorded in Book 1522 Page 822 of the Jackson County Public Registry.

This conveyance is made and given TOGETHER WITH the right to share the water to be trapped from the spring head as recorded in Book 1076 Page 208 of the Jackson County Public Registry and Together with necessary rights to construct, re-construct and maintain said spring water system with rights over any roads necessary for ingress, egress and regress for said purposes as recorded in Book 1076 Page 208 of the Jackson County Public Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees and their heirs and assigns forever.

AND the said Grantors, for themselves and their heirs, executors and administrator, covenant to and with the said Grantees, their heirs, assigns, executors and administrators, that they are seized of said lands and premises and have a good and lawful right and power to convey the same in fee simple; that said lands and premises are free and clear from all liens and encumbrances, and that the said Grantors, and their heirs, executors and administrators, do, have, and by these presents, do hereby forever warrant and will forever defend the said title to the same unto the said Grantees, their heirs and assigns, executors and administrators, against all lawful claims, whatsoever, of all persons, whomsoever.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set her hand and seal, this the day and year first above written.

Hazel Lee Rex (SEAL)
HAZEL LEE REX

STATE OF
COUNTY OF

I, Candice M. Coles, a Notary Public, do hereby certify that HAZEL LEE REX personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes therein expressed.

WITNESS my hand and Notarial Seal, this the 14th day of June 2006.

Candice M. Coles
NOTARY PUBLIC

Candice M. Coles
Printed name of Notary Public



My Commission Expires: March 26, 2011

Betty Ruth Hopper (SEAL)
BETTY RUTH HOPPER
BRH

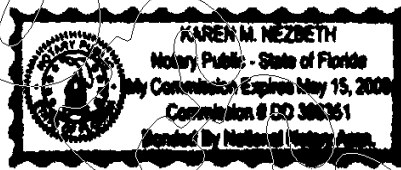
STATE OF
COUNTY OF

I, KAREN M. NEZBETH, a Notary Public, do hereby certify that BETTY RUTH HOPPER personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes therein expressed.
WITNESS my hand and Notarial Seal, this the 14th day of June 2006.

Karen M. Nezbeth
NOTARY PUBLIC

KAREN M. NEZBETH
Printed name of Notary Public

My Commission Expires:



NORTH CAROLINA
JACKSON COUNTY

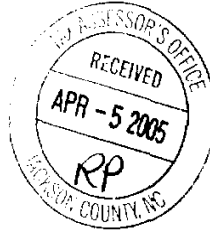
THE CERTIFICATE OF
Nicholas D. Atria

Joe Hamilton
Tax Parcel Identifier: 7632-17-3011

Doc ID: 003279800012 Type: CRP
Recorded: 04/18/2005 at 04:27:16 PM
Fee Amt: \$187.00 Page 1 of 12
Excise Tax: \$140.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK **1494** PG **817-828**

Mail after recording to:
Nicholas D. Atria
1720 Main St. Suite 103
Columbia SC 29201

Brief Description for Index:
70.153 Acre Tract, Barkers Creek Township



Revenue: \$140.00

NORTH CAROLINA GENERAL WARRANTY DEED

STATE OF NORTH CAROLINA)
COUNTY OF JACKSON)

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

THIS DEED, made executed and delivered, this the 4 day of 4 2005, by and between the party (parties) of the First Part/Grantor(s) Faye Bollas and her husband Philip Bollas; Susan (a/k/a Susie) Russell and her husband Joe Russell; Grlene Ledford and her husband Tamadge Ledford; Connie Sue Clement; Ethel Dillon and her husband William Dillon; Mary Jo Gates heir of William D. Gates who die intestate in May 2001; Myrtle Wilkie and her husband Jack Wilkie; Michael Shane Brown, Single; Kevin Brown, Single; and Pam Brown (all the children of Arthur Brown being adult and widow of Author Brown); Loretta Jean Brown Montgomery, Widow to WEPCO II Inc, the party (parties) of the Second Part/Grantee.
1720 Main St, Suite 103, Columbia, SC 29201

THAT on the 19th day of January 1923, Leona Gates conveyed to Homer Gates (aka) J.H.Gates and John Homer Gates her marital interest of a certain tract of land containing 80+ acres in accordance with a Divorce Judgment, said deed was recorded in Book 19, at Page 354, Jackson County Registry; and

ED

NORTH CAROLINA
JACKSON COUNTY

THE CERTIFICATE OF
Nicholas D. Atria

Joe Hamilton
Tax Parcel Identifier: 7632-17-3011

Doc ID: 003279800012 Type: CRP
Recorded: 04/18/2005 at 04:27:16 PM
Fee Amt: \$187.00 Page 1 of 12
Excise Tax: \$140.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK **1494** PG **817-828**

Mail after recording to:
Nicholas D. Atria
1720 Main St. Suite 103
Columbia SC 29201

Brief Description for Index:
70.153 Acre Tract, Barkers Creek Township



Revenue: \$140.00

NORTH CAROLINA GENERAL WARRANTY DEED

STATE OF NORTH CAROLINA)
COUNTY OF JACKSON)

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

THIS DEED, made executed and delivered, this the 4 day of 4 2005, by and between the party (parties) of the First Part/Grantor(s) Faye Bollas and her husband Philip Bollas; Susan (a/k/a Susie) Russell and her husband Joe Russell; Grlene Ledford and her husband Tamadge Ledford; Connie Sue Clement; Ethel Dillon and her husband William Dillon; Mary Jo Gates heir of William D. Gates who die intestate in May 2001; Myrtle Wilkie and her husband Jack Wilkie; Michael Shane Brown, Single; Kevin Brown, Single; and Pam Brown (all the children of Arthur Brown being adult and widow of Author Brown); Loretta Jean Brown Montgomery, Widow to WEPCO II Inc, the party (parties) of the Second Part/Grantee.
1720 Main St, Suite 103, Columbia, SC 29201

THAT on the 19th day of January 1923, Leona Gates conveyed to Homer Gates (aka) J.H.Gates and John Homer Gates her marital interest of a certain tract of land containing 80+ acres in accordance with a Divorce Judgment, said deed was recorded in Book 19, at Page 354, Jackson County Registry; and

ED

THAT in 1943, Homer Gates died intestate, leaving his heirs surviving him, his wife Fannie Queen Gates, and his children, Pauleen Howard, Bertha Brown Hall, Myrtle Wilkie, Ethel Dillon, Faye Bollos, Albert Gates, Robert Gates, Girlene Gates Ledford and William D. Gates; and

THAT since Homer Gates' death one of his daughters died intestate, Pauleen Howard leaving as her only heirs, her daughter Connie Sue Howard Clement; and

THAT in 1974, One of Homer Gates' heirs petitioned the Clerk of Court of Jackson County, North Carolina for a partitioning of his interest in his parents estate and received a favorable judgment and title to a tract of the land above-mentioned property, specifically a 10.94 acre tract located on the southern side of the property, a copy of said survey appearing on the parent tract survey and separately recorded in Plat Cabinet 7 at Slide 212 of the Jackson County Registry; and

THAT in 1990, an Ancillary Guardian of Fannie Queen Gates conveyed the life estate interest of Fannie Queen Gates to her daughter's, Ethel G. Dillon and Girlene G. Ledford for the balance of the property; and

THAT on Thanksgiving Day, 1990, Fannie Queen Gates died intestate which terminated the life estate and leaving the same heirs as mentioned above; and

THAT since her death, one of the daughters of Homer and Fannie Gates, Bertha Brown Hall died intestate on the 13th day of May 1997, leaving her heirs, her children Susan Russell, Loretta Jean Brown Montgomery and Arthur Brown, Jr., and

THAT since the death of Berth Brown Hall, her son Arthur Brown, Jr., died intestate, leaving his heirs, his children Michael Shane Brown and Kevin Tyler Brown; and an ex-wife prior to his death Pam Brown who is a signature to a POA to Ethel Dillon regarding this property; and

THAT William D. Gates died intestate in May of 2001 leaving as his sole heirs his widow Mary Jo Gates, and his son Brancen D. Gates.

THAT all the Grantors hereinabove mentioned and the Grantee are all the Heirs of the deceased parties referenced, and are herein joined by their spouses for the purposes of conveying their marital interest, whatever it is, if any; and

THAT the Grantors herein partition a tract of land from the said estate that consisted of 9.319 acres located at the northwestern corner of the parent tract, along with a right of way for access deeded to Albert Gates an his wife Mary Sue Gates in Deed Book 1076, page 208 and recorded in the office of the Register of Deeds on February 16th, 2000.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Barkers Creek Township, Jackson County, North Carolina and more particularly described as follows:

EO

Being and comprehending 70.153 acres as shown on the plat prepared for Homer Gates Estates by J. Randy Herron, R.L.S. (L-3202), February 3, 1998, and Drawing Number 853-853B.

Being also the same lands and premises as set forth and more fully described in the deed dated January 19, 1923, from Leona Gates, Grantor to Homer Gates, Grantee recorded in Book 190, at page 354, Jackson County Public Registry to which reference should be had, which is listed in the Tax Assessors of Jackson County as Parcel Identification Number as 7632-17-3011. And further acquired by the Grantors as set forth herein above.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and premises, with all rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the party of the second part, their heirs and assigns to the and their only use and behoof in fee simple forever, subject to any restrictions, covenants, exceptions and reservations including the right of ingress and egress and other rights granted in deed to Albert Gates and his wife Mary Sue Gates by deed dated 6 April 2004 recorded in 1413 at page 631-632, and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the said Grantors, for themselves and their heirs, executors and administrator, covenant to and with the said Grantee, his heirs, assigns, executors and administrators, that they are seized of said lands and premises and have a good and lawful right and power to convey the same in fee simple; that said lands and premises are free and clear from all liens and encumbrances, and that the said Grantors, and their heirs, executors and administrators, will, have, and by these presents, do hereby forever warrant and will forever defend the said title to the same unto the said Grantee, his heirs and assigns, executors and administrators, against all lawful claims, whatsoever, of all persons, whomsoever

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s) the day and year first above written.

KNOW ALL MEN BY THESE PRESENTS, that I, ETHEL DILLON of 113 Shantel Court, Lexington, SC 29072, do hereby acknowledge that all the owners in interest have appointed me as their Lawful Attorney in Fact and I accept the appointment by Power of Attorneys' to be recorded herewith as follows:

Faye Bollas and her husband Phillip Bollas; Susan (a/k/a Susie) Russell and her husband Joe Russell; Girlene Ledford and her husband Tamadge Ledford; Connie Sue Clement; Mary Jo Gates heirs of William D. Gates who die intestate in May 2001; Myrtle Wilkie and her husband Jack Wilkie; Michael Shane Brown, Single; Kevin Brown, Single; and Pam Brown (all the children of Arthur Brown being adult and widow of Arthur Brown); Loretta Jean Brown Montgomery, Widow and Ethel Dillon's husband William Dillon.

ED

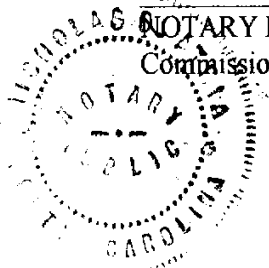
IN TESTIMONY WHEREOF THE PARTIES of the First part have hereinto set their hand and seal, this day of April 2005.

Ethel Dillon (Seal)
Ethel Dillon Individually

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

I, **Nicholas D. Atria**, a Notary Public for said County and State, do hereby certify that **Ethel Dillon**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and deed.

WITNESS my hand and Notarial Seal, this the 4th day of April 2005.



Nicholas D. Atria
NOTARY PUBLIC for SC
Commission Expires 3/6/2010

Faye Bollas (Seal)
Faye Bollas

Ethel Dillon (Seal)
By: Power of Attorney
Ethel Dillon

NICHOLAS D. ATRIA
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES MARCH 6, 2010

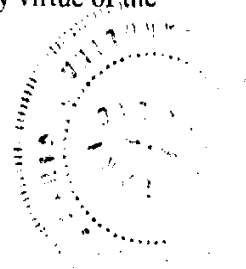
MARKET CONDITIONS DATA AND REMARKS ON FORECLOSURES

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

I, **Nicholas D. Atria**, a Notary Public for said County and State, do hereby certify that **Ethel Dillon**, attorney-in-fact for **Faye Bollas**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and deed for and in behalf of the said **Faye Bollas**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly, executed, acknowledged, and recorded immediately preceding this Deed in the office of Register of Deeds in the County of Jackson, State of North Carolina, on the 4 day of April, 2005, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

WITNESS my hand and Notarial Seal, this the 4 day of April 2005.

[Handwritten Signature]
NOTARY PUBLIC
Commission Expires 3/6/2010



NICHOLAS D. ATRIA
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES MARCH 6, 2010

[Handwritten Signature: Phillip Bollas]
Phillip Bollas (Seal)

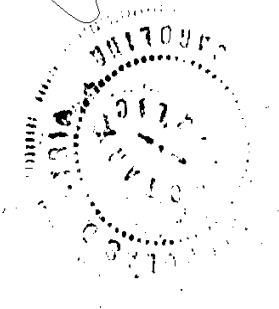
[Handwritten Signature: Ethel Dillon]
By: Power of Attorney
Ethel Dillon

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

I, **Nicholas D. Atria**, a Notary Public for said County and State, do hereby certify that **Ethel Dillon**, attorney-in-fact for **Phillip Bollas**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and deed for and in behalf of the said **Phillip Bollas**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly, executed, acknowledged, and recorded immediately preceding this Deed in the office of Register of Deeds in the County of Jackson, State of North Carolina, on the 4 day of April, 2005, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

WITNESS my hand and Notarial Seal, this the 4 day of April 2005.

[Handwritten Signature]
NOTARY PUBLIC
Commission Expires 3/6/2010



NICHOLAS D. ATRIA
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES MARCH 6, 2010

Market Conditions Addendum to the Appraisal Report

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 **982 Dicks Creek Road** City **Sylva** State **NC** ZIP Code **28779**

Borrower **William E. Patterson, Jr.**

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		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)	0	0	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total # of Comparable Active Listings	N/A	N/A	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	0.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	0	0	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Sales Days on Market	0	0	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable List Price	N/A	N/A	750,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Listings Days on Market	N/A	N/A	433	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Sale Price as % of List Price	0.00	0.00	0.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.). **There is insufficient data to develop and defend any claim of any "trend" or of any item being a significant "factor" in any category named. Required check boxes are completed as a matter of compliance only and should be ignored.**

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).

There is insufficient data to develop and defend any claim of any "trend" or of any item being a significant "factor" in any category named. Further, the MLS has no standard reporting procedure to the MLS on-line program for REO sales, ie, there are no summary statistics. When asked why not, the MLS office responds that there is no demand for such as there is little data to report.

Cite data sources for above information. **Local MLS**

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.

We view the market as Stable with respect to value on whole, even in the face of an over supply. "Stable" does not mean no increase or no decrease. It refers to our opinion that there has been no material decline or increase within the past 12 months.


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		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total # of Active Comparable Listings				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 *Jennifer S Pressley*
Appraiser Name **Jennifer S. Pressley**
Company Name **Baker Appraisal Service, Inc.**
Company Address **Post Office Box 3673, Cullowhee, NC 28723**
State License/Certification # **A6965** State **NC**
Email Address **basrocks@mchsi.com**



Signature _____
Appraiser Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

PHOTOGRAPH ADDENDUM

Borrower or Owner **William E. Patterson, Jr.**

Property Address **982 Dicks Creek Road**

City **Sylva** County **Jackson**

State **NC**

Zip Code **28779**

Client **Enterprise Bank of South Carolina**



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Borrower or Owner **William E. Patterson, Jr.**

Property Address **982 Dicks Creek Road**

City **Sylva** County **Jackson**

State **NC**

Zip Code **28779**

Client **Enterprise Bank of South Carolina**



**982 Dicks Creek Road
KITCHEN**



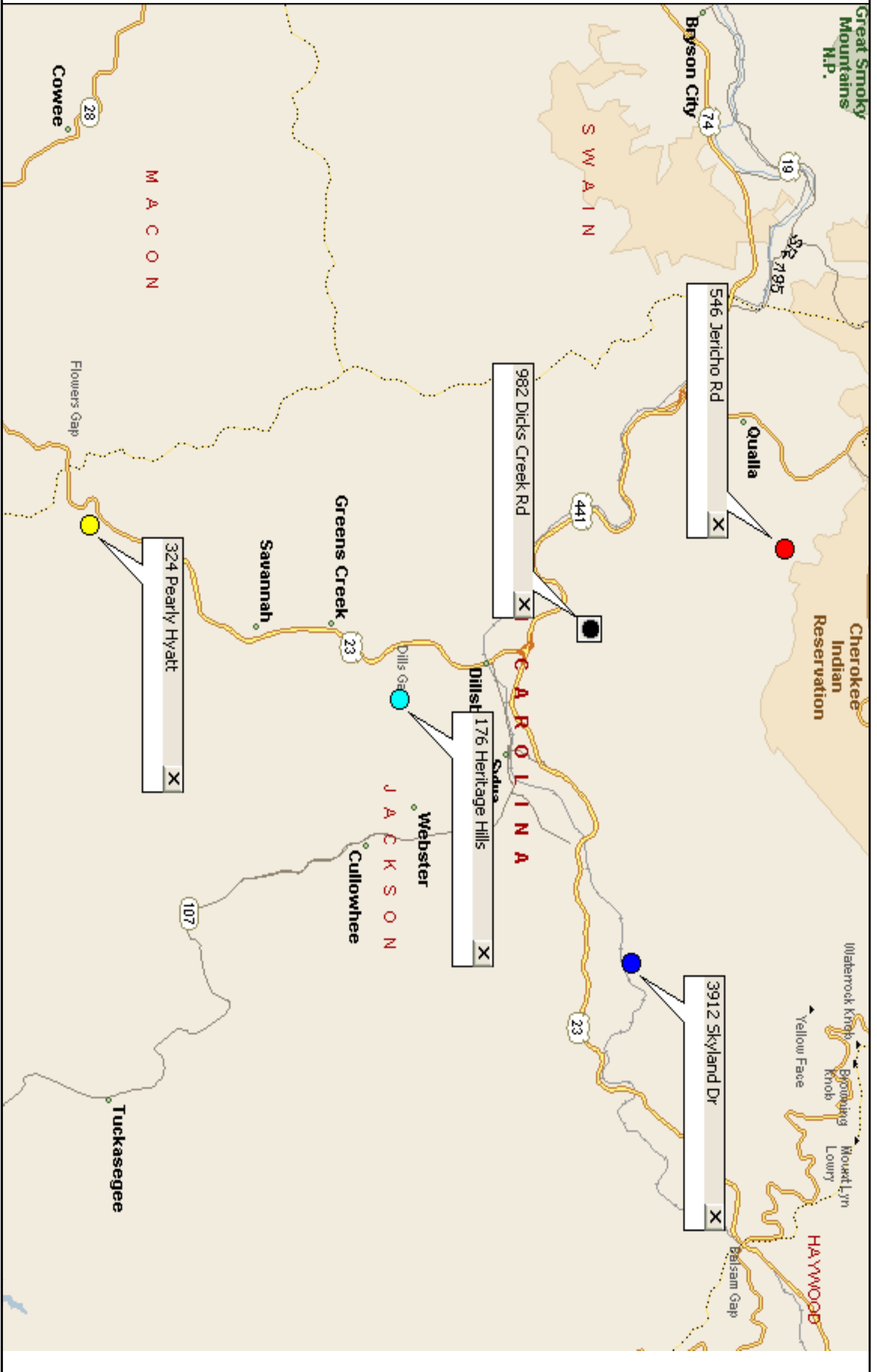
**982 Dicks Creek Road
LIVING ROOM**



**982 Dicks Creek Road
BATH**

LOCATION MAP

Borrower or Owner **William E. Patterson, Jr.**
Property Address **982 Dicks Creek Road**
City **Sylva** County **Jackson** State **NC** Zip Code **28779**
Client **Enterprise Bank of South Carolina**



PHOTOGRAPH ADDENDUM

Borrower or Owner **William E. Patterson, Jr.**

Property Address **982 Dicks Creek Road**

City **Sylva** County **Jackson**

State **NC**

Zip Code **28779**

Client **Enterprise Bank of South Carolina**



COMPARABLE #1

546 Jericho Rd
Gateway

Price **\$138,000**
Price/SF **151.32**
Date **08/24/09**
Age **A1938R00/E20**
Room Count **6-3-2**
Living Area **912**

Value Indication **\$675,000**



COMPARABLE #2

324 Pearly Hyatt
Savannah

Price **\$100,000**
Price/SF **80.26**
Date **10/01/09**
Age **A1930R60/E32**
Room Count **6-3-1**
Living Area **1,246**

Value Indication **\$653,500**



COMPARABLE #3

3912 Skyland Dr
Scotts Creek

Price **\$110,000**
Price/SF **88.35**
Date **03/11/10**
Age **A1924R64/E32**
Room Count **6-3-2**
Living Area **1,245**

Value Indication **\$668,500**

PHOTOGRAPH ADDENDUM

Borrower or Owner **William E. Patterson, Jr.**

Property Address **982 Dicks Creek Road**

City **Sylva** County **Jackson**

State **NC**

Zip Code **28779**

Client **Enterprise Bank of South Carolina**



COMPARABLE #4

**176 Heritage Hills
Dillsboro**

Price **\$115,000**
 Price/SF **150.52**
 Date **03/23/09**
 Age **A1940R08/E10**
 Room Count **5-2-1**
 Living Area **764**
 Value Indication **\$675,500**

COMPARABLE #5

Price **\$**
 Price/SF
 Date
 Age
 Room Count **--**
 Living Area
 Value Indication **\$**

COMPARABLE #6

Price **\$**
 Price/SF
 Date
 Age
 Room Count **--**
 Living Area
 Value Indication **\$**

Baker Appraisal Service, Inc.
Post Office Box 3673
Cullowhee, NC 28723
828-586-4911
56-2279517

INVOICE	03/25/2010 DATE	Patterson 8750 NUMBER
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Client: **Enterprise Bank of South Carolina**
P.O. Box 8
Ehrhardt, SC
29081

Item	Total
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APPRAISAL FEE FOR SERVICES RENDERED	\$	750.00
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Borrower: William E. Patterson, Jr.
982 Dicks Creek Road
Sylva, NC 28779
Deed Book 1596, page 328, DB 1494, page 817, & DB 1664, page 417

Total: \$ 750.00

Thank you
