

**Federal Truth-In-Lending Disclosure Statement**  
(THIS IS NEITHER A CONTRACT NOR A COMMITMENT TO LEND)

Lender: <b>Bank of Upson</b>	Loan Number: <b>5622258</b>	Date: <b>03/31/11</b>
Borrowers: <b>Howard A. Franklin and Melanie F. R. Franklin</b>	Property Address: <b>701 Lagoon Drive, North Palm Beach, FL 33408</b>	
<input checked="" type="checkbox"/> Initial Disclosure	<input type="checkbox"/> Final Disclosure	

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled.
<b>3.75%</b>	<b>\$270,756.43</b>	<b>\$340,000.00</b>	<b>\$610,756.43</b>

INTEREST RATE AND PAYMENT SUMMARY	
	<u>Rate and Monthly Payment</u>
Interest Rate	<u>3.75%</u>
Principal + Interest Payment	<u>\$ 833.61</u>
<input checked="" type="checkbox"/> Est. Taxes + Insurance (Escrow)	
<input checked="" type="checkbox"/> Includes Private Mortgage Insurance	<u>\$ 795.26</u>
<input checked="" type="checkbox"/> Includes Mortgage Insurance	
Total Est. Monthly Payment	<u>\$ 1,628.87</u>

Demand Feature: This loan transaction has a demand feature.

Required Deposit: The annual percentage rate does not take into account your required deposit.

Variable Rate Feature: Your loan contains a Variable Rate Feature. Disclosures about the Variable Rate Feature have been provided to you separately.

Security: You are giving security interest in 701 Lagoon Drive, North Palm Beach, FL 33408

the goods or property being purchased.       real property you already own.

THERE IS NO GUARANTEE THAT YOU WILL BE ABLE TO REFINANCE TO LOWER YOUR RATE AND PAYMENTS.

Filing or recording fees: \$1,378.50

Late Charge: If a payment is more than 15 days late you will be charged \$166.72 or 5% of the payment.

Prepayment: If you pay off you loan early, you

may     will not      have to pay a penalty.

may     will not      be entitled to a refund of part of the finance charge.

Insurance: Credit life insurance and credit disability insurance are not required to obtain credit, and will not be provided unless you sign and agree to pay the additional cost.

Type	Premium	Signature
Credit Life		I want credit life insurance      Signature:
Credit Disability		I want credit disability insurance      Signature:
Credit Life and Disability		I want credit life and disability insurance      Signature:

This loan transaction requires the following insurance:

Hazard Insurance     Flood Insurance     Credit Insurance     Credit Life Insurance     MMI     PMI

You may obtain property insurance from anyone you want that is acceptable to the Lender. If you desire property insurance to be obtained through the Lender's designated agency, the cost will be set forth in a separate insurance statement furnished by the Lender.

If you purchase insurance from Lender, you will pay \$\_\_\_\_\_ for a one-year term.

Assumption: Someone buying your house:

may,     may, subject to conditions,     may not      assume the remainder of your loan on the original terms.

See your contract documents for additional information regarding nonpayment, default, any required repayment in full before the scheduled date and prepayment refunds and penalties.

You are not required to complete this agreement merely because you have received these disclosures or signed a loan application.

All dates and numerical disclosures are estimates. **E** means an estimate.

The undersigned hereby acknowledge reading and understanding all of the information disclosed above, and receiving a completed copy of this disclosure on the date indicated below.

Read, Acknowledged and accepted this 31st day of March, 2011.      Prepared by: **Melanie A. McNamee**

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Borrower  
**Howard A. Franklin**

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Co-borrower  
**Melanie F. R. Franklin**