

STATE OF INDIANA
LAKE COUNTY
FILED RECORDS

2008 016922

SUBORDINATION AGREEMENT

2008 JAN 31 AM 8:40

MICHAEL A. BROWN
RECORDER

THIS SUBORDINATION AGREEMENT, made this 31st day of January, 2008, by and between SOUTHBANC MORTGAGE ASSIGNED TO HSBC, whose address is 636 Grand Regency Blvd., Brandon, FL 33510 ("Existing Lender") and Beach First National Bank ("New Lender"), whose address is 1384 Highway 17, Little River, SC 29566-9219.

WITNESSETH:

WHEREAS, by that certain mortgage dated May 21, 2005 and recorded June 8, 2005 in Instrument Number 2005-046904 among the land records of Lake County, Indiana ("Existing Mortgage"), Lamont D. Millard ("Borrower") did grant and convey unto Existing Lender, certain property therein more particularly set out, and herein described as follows:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF MERRILVILLE BEING KNOWN AS LOT 3 IN BLOCK 2 IN SUBDIVISION OF BLOCK 2, 3 AND 5 AND A RESUBDIVISION OF LOTS 28, 29, 30 AND 31 IN BLOCK 4, IN GEORGIA HEIGHT'S SUBDIVISION, AS PER PLAT OF SAID RESUBDIVISION, IN PLAT BOOK 30 PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND BEING MORE FULLY DESCRIBED IN INSTRUMENT 2000-064970 RECORDED ON 09/07/2000 AMONG THE LAND RECORDS OF LAKE COUNTY, IN BEING THE SAME PROPERTY CONVEYED TO LAMONT D. MILLARD BY DEED FROM ANDREW M. CUOMO, DATED 08/28/2000, recorded 09/07/2000, INSTRUMENT 2000-064970

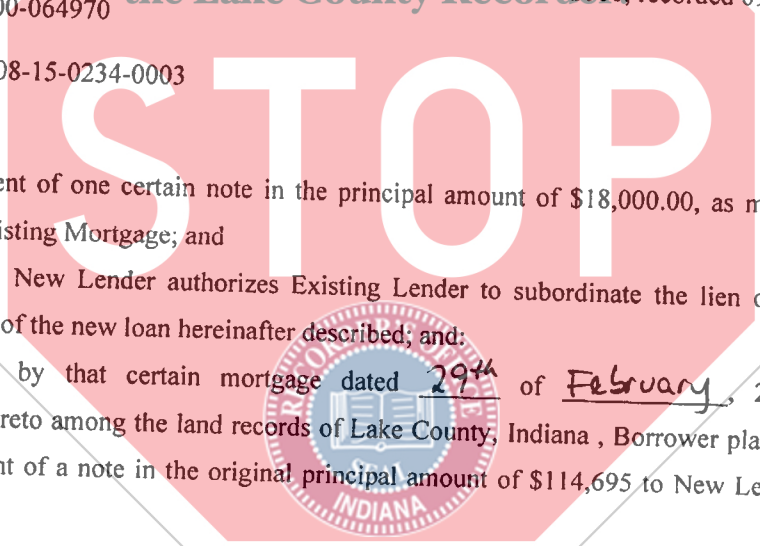
Parcel ID Number: 08-15-0234-0003

to secure the payment of one certain note in the principal amount of \$18,000.00, as more particularly described in said Existing Mortgage; and

WHEREAS, New Lender authorizes Existing Lender to subordinate the lien of said Existing Mortgage to the lien of the new loan hereinafter described; and:

WHEREAS, by that certain mortgage dated 29th of February, 2008, recorded immediately prior hereto among the land records of Lake County, Indiana, Borrower placed a mortgage to secure the payment of a note in the original principal amount of \$114,695 to New Lender ("New Mortgage"); and

WHEREAS, it is the desire of Existing Lender to subordinate the lien of the aforesaid Existing Mortgage to the lien of the New Mortgage; and



AFTER RECORDING PLEASE RETURN TO:
Trust Title Company
7880 Backlick Road Suite 1
Springfield, VA 22150
File Number: 26905
Tax Map Number: 081502340003

Subg # 2008-016922

15:00
14/2/08
C.V. 100

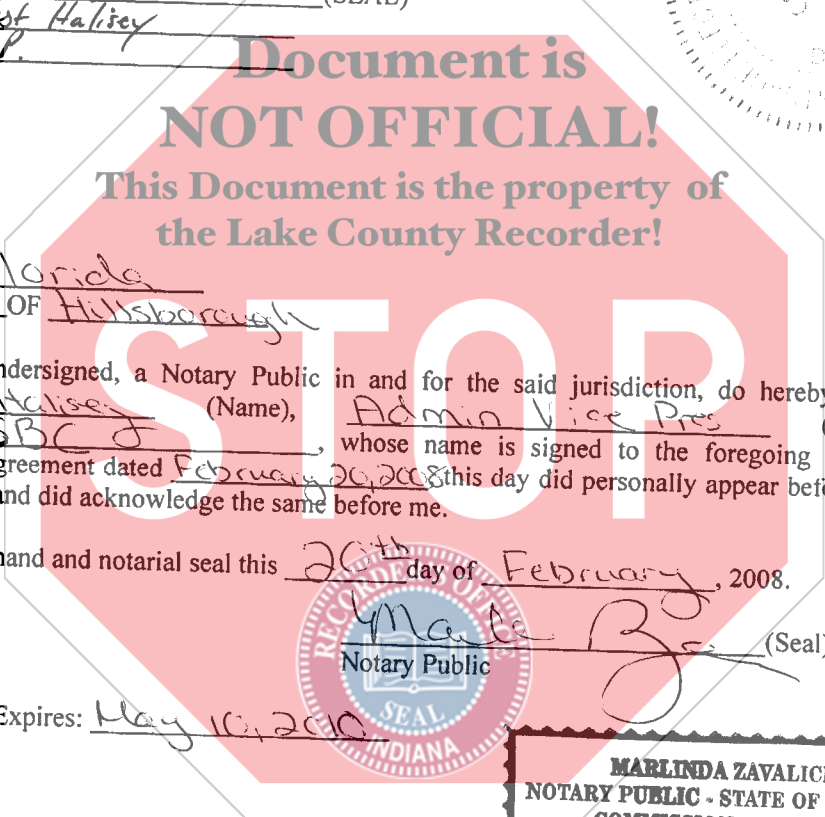
NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, Existing Lender, with the consent of the New Lender, does hereby subordinate the lien of the Existing Mortgage to the lien and operation of the New Mortgage, the New Mortgage to be a first and paramount lien as to the property described therein, and the Existing Mortgage to be a second lien.

All other terms of said Existing Mortgage remain in full force and effect.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

HSBC
EXISTING LENDER

By: [Signature] (SEAL)
Name: Forest Halisey
Title: A.V.P.

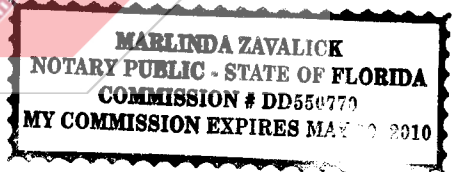


STATE OF Florida
CITY/COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for the said jurisdiction, do hereby certify that Forest Halisey (Name), Admin Vice Pres (Title), of HSBC, whose name is signed to the foregoing and annexed Subordination Agreement dated February 26, 2008 this day did personally appear before me in my said jurisdiction and did acknowledge the same before me.

Given under my hand and notarial seal this 26th day of February, 2008.
[Signature] (Seal)
Notary Public

My Commission Expires: May 10, 2010



Prepared by
HSBC
Subordination/Partial Release
636 Grand Regency Blvd
Brandon, FL 33510