

ORIGINAL

Record & Return to:
PENDANT MORTGAGE CORP.
6000 Atrium Way
PO Box 5449
Mt. Laurel, NJ 08054-9251
Attn: Document Control

Inst # 2000-23739

07/14/2000-23739
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MMS 17.00

[Space Above This Line For Recording Data]

Registration #: 3451143

FIXED RATE LOAN MODIFICATION AGREEMENT

This Fixed Rate Loan Modification Agreement ("Agreement"), made this 06 day of APRIL, 2000, between CHARLES P. DUNHAM ("Borrower"), whose address is 4108 BENT RIVER LANE BIRMINGHAM, AL 35216 and PHH MORTGAGE SERVICES CORPORATION ("Lender"), whose address is 3000 LEADENHALL RD MT. LAUREL, NJ 08054 amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") dated 8/19/99 and recorded on 8-30-99 Inst #: 1999-36317 in _____ of the _____ (Name of Records)

Records of Shelby ~~JEFFERSON~~ AL (County and State, or other Jurisdiction), and (2) the Note, Adjustable Rate Rider, and "Rider to Note for Construction Phase" bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 4108 BENT RIVER LANE BIRMINGHAM, AL 35216 (Property Address) the real property described being set forth as follow:

SEE LEGAL ATTACHED

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

The first paragraph of the "Security Instrument" (Mortgage, Deed of Trust or Deed to Secure Debt) is amended and supplemented as follows:

Borrower owes Lender the principal sum of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (U.S. \$ 180,000.00). This debt is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on APRIL 01ST 2030.

Paragraph 1 of the Note is amended and supplemented as follows:

1. BORROWER'S PROMISE TO PAY:

In return for a loan that I have received, I promise to pay U.S. \$180,000.00 (this amount is called "principal"), plus interest, to the order of the Lender.

Paragraph 2 of the Note is amended and supplemented as follows:

2. INTEREST

I will pay interest at a yearly rate of 7.87500%.

Paragraph 3 of the Note is amended and supplemented as follows:

PAYMENTS

I will make my monthly payments on the 01st day of each on the beginning on MAY 01ST 2000. If on, APRIL 01ST 2030 I still owe amounts under the Note, I will pay those amounts in full on that date, which is called my "Maturity Date".

My monthly payment will be in the amount of U.S. \$1,305.13.

Paragraph 2 of the Rider to Note for Construction Phase is amended and supplemented as follows:

2. INTEREST:

During the first N/A month(s) of the loan, interest will be charged on unpaid principal. I will be charged interest only, at the initial rate of Prime + 1 percent per annum on the monies advanced.

Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note. Rider to Note for Construction Phase, Security Instrument, and/or Adjustable Rate Rider. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

By: Pat Balchunas
Pat Balchunas
Michael P. M.
LAURIE FANNY PASSI. SEC



CHARLES P. DUNHAM



Witness

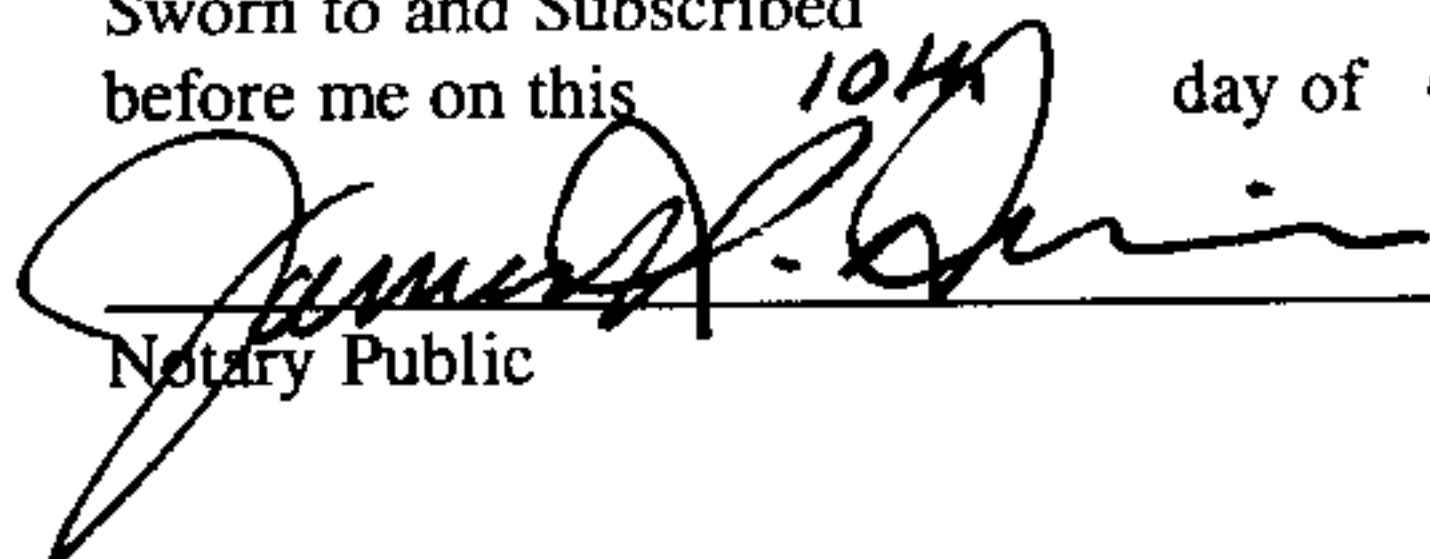
[Space Below This Line For Acknowledgment]

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF ALABAMA :
: SS.
COUNTY OF JEFFERSON :

BE IT REMEMBERED, That on this 10th day of May in the year 2000 before me, the subscriber, a Notary Public of the State of Alabama at Large personally appeared CHARLES P. DUNHAM who I am satisfied is/are the person(s) who signed the within instrument, and I acknowledge that he/she/they signed, sealed and delivered the same as his/her/their voluntary act and deed. All of which is hereby certified.

Sworn to and Subscribed
before me on this 10th day of May, 2000

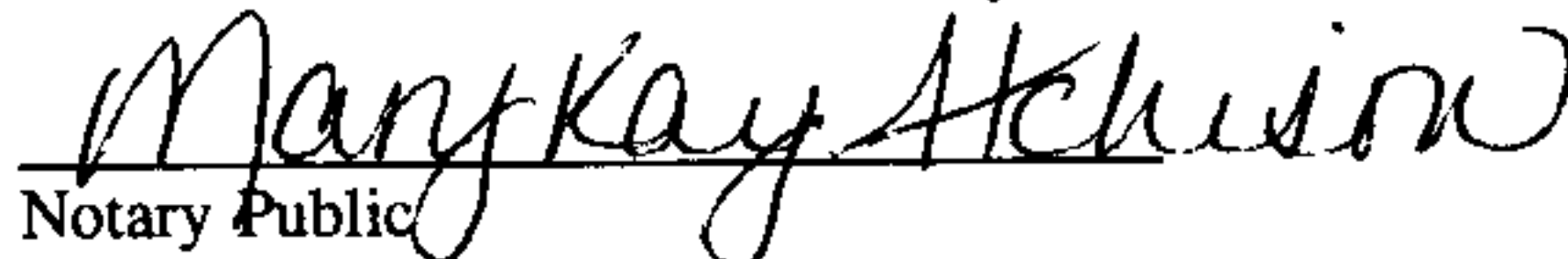

Notary Public

my commission expires 12/30/2003

CORPORATE ACKNOWLEDGEMENT

STATE OF NEW JERSEY, COUNTY OF BURLINGTON

ON 5-18-00, before me, the undersigned, a Notary Public in and for said state and county, personally appeared PAT BALEHUNA and LAURIE TANN personally known to me or proved to me on the basis of satisfactory evidence to the Vice President and Assistant Secretary of the CORPORATION that executed the within instrument, on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or resolution of its Board of Directors. Witness my hand and official seal in the state and county last aforesaid.


Notary Public

Mary Kay Atchison
Notary Public of New Jersey
My Commission Expires October 7, 2003

Loan No: 3451143
DUNHAM

Lot 212, according to the Survey of Bent River Commons, 2nd Sector, as recorded in Map Book 25, page 25, in the Probate Office of Shelby County, Alabama.

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