

After Recording Return To:
Principal Residential Mortgage, Inc.
[Company Name]
Attn: Loss Mitigation Department - B077
[Name of Natural Person]
711 High Street
[Street Address]
Des Moines, Iowa 50392
[City, State, Zip]

This Document Prepared By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
2305 Ridge Road, Suite 106
Rockwall, TX 75087

_____[Space Above This Line For Recording Data]_____
Loan No.: 1741363-4

FHA Case No.: 011-4837811-703

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), effective this 1st day of June, 2004, between Lisa Dain Greer, single ("Borrower") and Mortgage Electronic Registration Systems, Inc. as nominee for Principal Residential Mortgage, Inc.

amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated October 30th, 2001 and recorded in Mortgage Book N/A, Page N/A, Instrument No. 200148372 of the Official Records of Shelby County, Alabama, and (2) the [Name of Records] [County and State, or other Jurisdiction] Note in the original principal sum of U.S. \$ 103,377.00, 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 152 Hidden Creek Cove, Pelham, Alabama 35124

[Property Address]

Initials RL Initials _____ Initials _____

Loan No.: 1741363-4

the real property described being set forth as follows:

SITUATED IN SHELBY COUNTY, ALABAMA:

LOT 45, ACCORDING TO SURVEY OF HIDDEN CREEK TOWNHOMES, PHASE II, AS RECORDED IN MAP BOOK 28, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO.: 13-6-13-4-007-045.000

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):

1. As of June 1st, 2004, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 104,527.53, consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.

2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate 7.000 %, from June 1st, 2004. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 695.42, beginning on the 1st day of July, 2004, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on June 1st, 2034, (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments at Principal Residential Mortgage, Inc., 711 High Street, Des Moines, Iowa 50392-0780 or at such other place as the Lender may require.

3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in Paragraph No. 1 above.

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partly incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

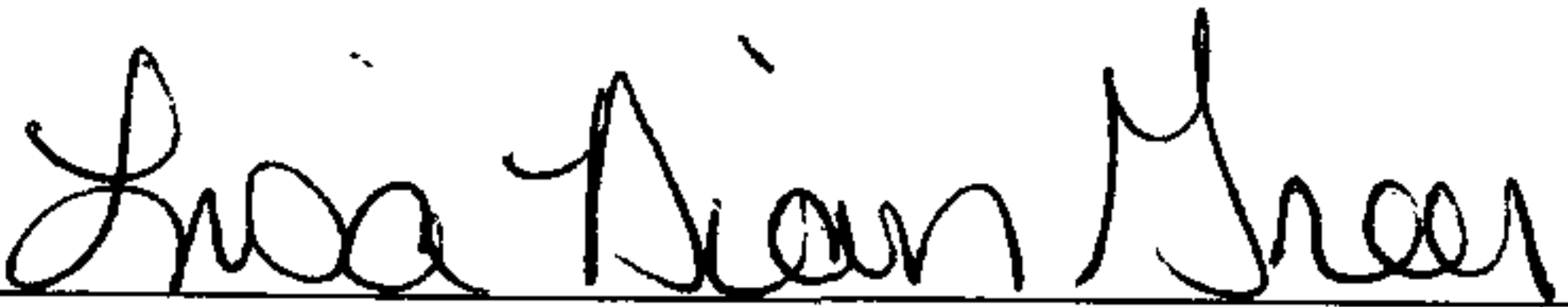
Initials *LM* Initials Initials Initials

Loan No.: 1741363-4

5. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation agreement of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.

6. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. 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.

Mortgage Electronic Registration Systems, (Seal)
Inc. as nominee for Principal Residential -Lender
Mortgage, Inc.

 (Seal)
Lisa Dain Greer -Borrower

_____(Seal)
-Borrower

_____(Seal)
-Borrower

_____(Seal)
-Borrower

By: 
E. A. Hummel, Assistant Sec. - Default Adm.

Its: _____

[See Attached Acknowledgment(s)]

BORROWER ACKNOWLEDGMENT

State of Alabama §
County of Shelby §

I, Kimberly Tift
hereby certify that Lisa Dain Greer

[name and style of officer],

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of May, A.D. 2004.

(Seal)

Kimberly J. Tift
NOTARY PUBLIC
Style of Officer

LENDER ACKNOWLEDGMENT

State of Iowa §
County of POIK §

I, Allison, a Notary in and for said County in said
State, hereby certify that E. A. Hummel, Assistant Sec. - Default Adm.
of Mortgage Electronic Registration Systems, Inc. as nominee for Principal Residential Mortgage, Inc.

is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the _____ day of 5/10/04.

(Seal)

Allison Rumbaugh

Style of Officer

