

GEORGETOWN COUNTY, SC

Marlene McConnell

Register of Deeds

By: KALIEGH MORRIS Clerk

2025006708 MORTGAGE

RECORDING FEES \$25.00

STATE TAX \$0.00

COUNTY TAX \$0.00

07-14-2025 03:23 PM

BK:RB 4857 PG:162-172

When recorded, return to:  
**PennyMac Loan Services, LLC C/O Deutsche Bank National Trust Company**  
**Attn: Team PennyMac/Correspondent Final Documents**  
**1761 E. Saint Andrews Place**  
**Santa Ana, CA 92705**

This document was prepared by:  
**Sachin Saharan**  
**PennyMac Loan Services, LLC**  
**3043 Townsgate Road, Suite 200**  
**Westlake Village, CA 91361**  
**800-777-4001**

**MORTGAGE**

MIN 1007159-2001817420-4

MERS PHONE #: 1-888-679-6377

THIS MORTGAGE is made this **28th** day of **June, 2025**, between the Mortgagor,  
**Joseph Ferreira and Isabelle Ferreira, Trustees of the Joseph Ferreira and Isabelle Ferreira Revocable Trust,**  
 dated May 13, 2014

(herein "Borrower") and the Mortgagee.  
 This Security Instrument is given to Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender,  
 as hereinafter defined, and Lender's successors and assigns), as mortgagee. MERS is organized and existing under the  
 laws of Delaware, and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.  
**PennyMac Loan Services, LLC, a Delaware Limited Liability Company,**

organized and existing under the laws of **Delaware**,  
**3043 Townsgate Road, Suite 200, Westlake Village, CA 91361**

whose address is

(herein "Lender").  
 WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. **\$30,000.00**, which indebtedness  
 is evidenced by Borrower's note dated **June 28, 2025** and extensions and renewals thereof  
 (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not  
 sooner paid, due and payable on **August 1, 2045**.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the  
 payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this  
 Mortgage; and the performance of the covenants and agreements of Borrower herein contained. For this purpose,  
 Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's suc-  
 cessors and assigns) and to the successors and assigns of MERS the following described property located in the  
**County** [Type of Recording Jurisdiction] of **Georgetown**

(Name of Recording Jurisdiction):

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".****APN #: 04-0194F-025-00-00**which has the address of **336 Old Augusta Dr, Pawleys Island,****South Carolina 29585** (herein "Property Address");

[ZIP Code]

[Street] [City]

**SOUTH CAROLINA - SECOND MORTGAGE - 1/80 - Fannie Mae/Freddie Mac Form 3841 (rev. 10/94)**  
 Modified by ICE Mortgage Technology, Inc. All rights reserved.  
 ICE Mortgage Technology, Inc.  
 Lender NMLS ID#: 35953

Page 1 of 5

SCCSECDE 1221  
 SCCSECDE (CLS)



TO HAVE AND TO HOLD this property unto MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Security Instrument.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

**4. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property. If this Mortgage is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under



the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

**12. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**13. Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

**14. Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

**15. Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

**16. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give 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 Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

**17. Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 20 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this



Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, and costs of documentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Mortgage.

18. **Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. **Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. **Release.** Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. **Waiver of Homestead.** Borrower hereby waives all rights of homestead exemption in the Property.

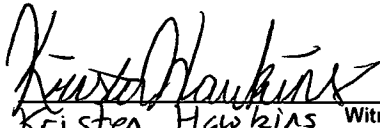
22. **Riders.** All Riders to this document are executed by Borrower. The following Riders are to be executed by the Borrower [check box as applicable]:

- |                                                |                                                                    |                                                        |
|------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider                         | <input type="checkbox"/> Second Home Rider             |
| <input type="checkbox"/> Balloon Rider         | <input checked="" type="checkbox"/> Planned Unit Development Rider | <input checked="" type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider      | <input type="checkbox"/> Biweekly Payment Rider                    | <b>Inter Vivos Trust Rider</b>                         |

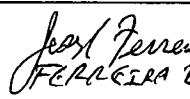
**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.  
Signed, sealed and delivered in the presence of:

  
Kristen Hawkins Witness

Spencer  
Powell  
(Witness)

 Witness  
AS TRUSTEE OF THE JOSEPH FERREIRA AND ISABELLE  
FERREIRA REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 05/13/2014  
6/28/25

JOSEPH FERREIRA, AS TRUSTEE OF THE JOSEPH FERREIRA AND ISABELLE  
FERREIRA REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 05/13/2014

Isabel Ferreira, as trustee of the Joseph Ferreira  
and Isabelle Ferreira Revocable Trust Under Trust Instrument  
Dated 05/13/2014 (Seal) 6/28/25

ISABEL FERREIRA, AS TRUSTEE OF THE JOSEPH FERREIRA AND ISABELLE  
FERREIRA REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 05/13/2014



BY SIGNING BELOW, the undersigned, Settlor(s) of The Joseph Ferreira and Isabelle Ferreira Revocable Trust under trust instrument dated 05/13/2014, acknowledges all of the terms and covenants contained in this Security Instrument and any rider(s) thereto and agrees to be bound thereby.

  
JOSEPH FERREIRA

(SEAL) TRUST SETTLOR

  
ISABEL FERREIRA

(SEAL) TRUST SETTLOR

State of SC  
County of Georgetown

The foregoing instrument was acknowledged before me this 6/28/25 (date) by JOSEPH FERREIRA, AS TRUSTEE AND AS TRUST SETTLOR OF THE JOSEPH FERREIRA AND ISABELLE FERREIRA REVOCABLE TRUST DATED 05/13/2014 and ISABEL FERREIRA, AS TRUSTEE AND AS TRUST SETTLOR OF THE JOSEPH FERREIRA AND ISABELLE FERREIRA REVOCABLE TRUST DATED 05/13/2014.



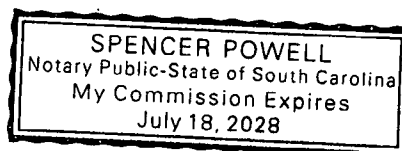
(Official Seal)

(Signature of Person Taking Acknowledgement)

Notary  
(Title or Rank)

N/A  
(Serial Number, if any)

Lender: PennyMac Loan Services, LLC  
NMLS ID: 35953  
Loan Originator: Justin Merk  
NMLS ID: 2152439



MIN: 1007159-2001817420-4

**PLANNED UNIT DEVELOPMENT RIDER**

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **28th** day of **June, 2025**, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **PennyMac Loan Services, LLC, a Delaware Limited Liability Company**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **336 Old Augusta Dr, Pawleys Island, SC 29585**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

(the "Declaration"). The Property is a part of a planned unit development known as **Pawleys Plantation**

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

**PUD COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. PUD Obligations.** Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

**B. Hazard Insurance.** So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage provided by the master or blanket policy.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, with any excess paid to Borrower.

**C. Public Liability Insurance.** Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

**D. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

**E. Lender's Prior Consent.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

MULTISTATE PUD RIDER - Single Family/Second Mortgage - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3150 9/90 Amended 8/91

ICE Mortgage Technology, Inc.

Lender NMLS ID#: 35953

Page 1 of 3

GPUDSLR 0612

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(i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

**F. Remedies.** If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

*JOSEPH FERREIRA AS TRUSTEE OF THE JOSEPH FERREIRA AND ISABELLE FERREIRA REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 05/13/2014*  
*6/28/15 JP [Signature]* (Seal)

JOSEPH FERREIRA, AS TRUSTEE OF THE JOSEPH FERREIRA AND ISABELLE FERREIRA REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 05/13/2014

*Isabel Ferreira, as trustee of the Joseph Ferreira and Isabelle Ferreira Revocable Trust under Trust Instrument Dated 05/13/2014*


ISABEL FERREIRA, AS TRUSTEE OF THE JOSEPH FERREIRA AND ISABELLE FERREIRA REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 05/13/2014

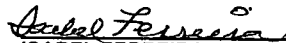
(Seal) *6/28/15 [Signature]*

*[Signature]*



BY SIGNING BELOW, the undersigned, Settlor(s) of The Joseph Ferreira and Isabelle Ferreira Revocable Trust under trust instrument dated 05/13/2014, acknowledges all of the terms and covenants contained in this Security Instrument and any rider(s) thereto and agrees to be bound thereby.

  
\_\_\_\_\_  
JOSEPH FERREIRA (SEAL) TRUST SETTLOR

  
\_\_\_\_\_  
ISABEL FERREIRA (SEAL) TRUST SETTLOR

MULTISTATE PUD RIDER - Single Family/Second Mortgage - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
Form 3150 9/90 Amended 8/91  
ICE Mortgage Technology, Inc.  
Lender NMLS ID#: 35953

Page 3 of 3

GPUDSLR 0612  
GPUDSLI (CLS)





## INTER VIVOS REVOCABLE TRUST RIDER

### DEFINITIONS USED IN THIS RIDER

(A) "Revocable Trust" means **The Joseph Ferreira and Isabelle Ferreira Revocable Trust**

created under trust instrument dated **May 13, 2014**

(B) "Revocable Trust Trustee(s)" means **Joseph Ferreira AND Isabel Ferreira**

trustee(s) of the Revocable Trust.

(C) "Revocable Trust Settlor(s)" means **Joseph Ferreira AND Isabel Ferreira**

settlor(s) of the Revocable Trust.

(D) "Lender" means **PennyMac Loan Services, LLC, a Delaware Limited Liability Company**

(E) "Security Instrument" means the Deed of Trust, Mortgage, or Security Deed, and any riders thereto of the same date as this Rider given to secure the Note to the Lender of the same date and covering the Property (as defined below).

(F) "Property" means the property described in the Security Instrument and located at: **336 Old Augusta Dr  
Pawleys Island, SC 29585**

**THIS INTER VIVOS REVOCABLE TRUST RIDER** is made this **28th** day of **June, 2025** and is incorporated into and shall be deemed to amend and supplement the Security Instrument.

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, the Revocable Trust Trustee(s), the Revocable Trust Settlor(s) and the Lender further covenant and agree as follows:

#### **A. ADDITIONAL BORROWER(S)**

The term "Borrower" when used in the Security Instrument shall refer to the Revocable Trust Trustee(s), the Revocable Trust Settlor(s), and the Revocable Trust, jointly and severally. Each party signing this Rider below (whether by accepting and agreeing to the terms and covenants contained herein and agreeing to be bound thereby, or both) covenants and agrees that, whether or not such party is named as "Borrower" on the first page of the Security Instrument, each covenant and agreement and undertaking of the "Borrower" in the Security Instrument shall be such party's covenant and agreement and undertaking as "Borrower" and shall be enforceable by the Lender as if such party were named as "Borrower" in the Security Instrument.



BY SIGNING BELOW, the Revocable Trust Trustee(s) accepts and agrees to the terms and covenants contained in this Inter Vivos Revocable Trust Rider.

*Joseph Ferreira* AS TRUSTEE OF THE JOSEPH FERREIRA AND ISABELLE FERREIRA REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 05/13/2014  
 6/28/25 (Seal)

JOSEPH FERREIRA, AS TRUSTEE OF THE JOSEPH FERREIRA AND ISABELLE FERREIRA REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 05/13/2014

*Isabelle Ferreira*, as trustee of the Joseph Ferreira and Isabelle Ferreira Revocable Trust under trust instrument dated 05/13/2014  
 (Seal) 6/28/25

ISABEL FERREIRA, AS TRUSTEE OF THE JOSEPH FERREIRA AND ISABELLE FERREIRA REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 05/13/2014

BY SIGNING BELOW, the undersigned, Settlor(s) of The Joseph Ferreira and Isabelle Ferreira Revocable Trust under trust instrument dated 05/13/2014, acknowledges all of the terms and covenants contained in this Security Instrument and any rider(s) thereto and agrees to be bound thereby.

*Joseph Ferreira* (SEAL) TRUST SETTLOR  
 JOSEPH FERREIRA

*Isabelle Ferreira* (SEAL) TRUST SETTLOR  
 ISABEL FERREIRA



**Exhibit A**  
**Legal Description**

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of Georgetown, State of South Carolina, and being more particularly shown and delineated as Lot 25 of Tract F, Phase II on a plat prepared for Pawleys Plantation Development Company, a South Carolina Joint Venture by Southeastern Surveying, Inc. dated October 13, 1987, with a final revision on April 8, 1988, and recorded in the Office of the Clerk of Court for Georgetown County, South Carolina on April 19, 1988 in Plat Book 9 at Page 436, together with such rights and easements as are set out in that certain Declaration of Restrictions and Protective Covenants dated May 8, 1987 and recorded May 22, 1987 in Deed Book 246 at Pages 1213-1283, in the records of Georgetown County, South Carolina, together with all Supplemental Declarations and Amendments thereto.

Being the same property as conveyed from Joseph Ferreira, Trustee of the Joseph Ferreira Revocable Trust Under Agreement Dated March 2, 2000 to Joseph Ferreira and Isabelle Ferreira, Trustees of the Joseph Ferreira and Isabelle Ferreira Revocable Trust, dated May 13, 2014 as set forth in Deed Book 2366 Page 25 dated 05/13/2014, recorded 05/20/2014, GEORGETOWN County, SOUTH CAROLINA.

Parcel ID: 04-0194F-025-00-00