

When Recorded Return To:  
Indecomm Global Services  
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St. Paul, MN 55117

201200175396  
Filed for Record in  
YORK COUNTY, SC  
DAVID HAMILTON, CLERK OF COURTS  
06-21-2012 At 10:07 am.  
SUB AGREE 9.00  
OR Vol 12686 Page 217 - 220

7774563 REC 2

**This Instrument Prepared by:**

Wells Fargo.  
P.O. Box 4149 MAC P6051-019  
Portland, OR 97208-4149  
1-800-945-3056

Parcel/UPI#: N/A

(2) 50503880-1311741

[Space Above This Line for Recording Data]

Account Number: XXX-XXX-XXX3322-0001

Reference Number: 729109055195324

**SUBORDINATION AGREEMENT FOR  
MORTGAGE**

Effective Date: 5/31/2012

Owner(s): CHRISTOPHER L BOMAR  
TERESA P BOMAR

Current Lien Amount: \$19,627.00.

Senior Lender: MERS Inc. As Nominee For Quicken Loans Inc.

Subordinating Lender: Wells Fargo Bank, N.A. A SUCCESSOR IN INTEREST TO WACHOVIA BANK,  
NATIONAL ASSOCIATION

*If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing  
the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan  
being originated or modified by the Wells Fargo Home Mortgage Group.*

Property Address: 2100 FAIRHOPE RD, YORK, SC 29745

**THIS AGREEMENT** (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

CHRISTOPHER L. BOMAR AND TERESA P. BOMAR (individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a Mortgage (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

which document is dated the 1st day of March, 2007, which was filed in Book 08884 at page 00195 (or as No. 000341623) of the Records of the Register of Deeds of the County of YORK, State of South Carolina. The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to CHRISTOPHER L BOMAR and TERESA P BOMAR (individually and collectively "Borrower") by the Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$106,850.00\* (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

*recorded concurrently herewith*  
The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

**NOW, THEREFORE**, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

**A. Agreement to Subordinate**

Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

**B. General Terms and Conditions**

**Binding Effect** – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

**Nonwaiver** – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

**Severability** – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

### **C. Signatures and Acknowledgements**

The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

M.Franklin  
(Witness Signature)  
M.Franklin  
(Print Name)

S. Corcoran  
(Witness Signature)

S. Corcoran  
(Print Name)

**SUBORDINATING LENDER:**

Wells Fargo Bank, N.A.  
By \_\_\_\_\_  
(Signature)

JUN 01 2012 Date

Christopher L. Wheeler  
(Printed Name)

Officer  
(Title)

**FOR NOTARIZATION OF LENDER PERSONNEL**

STATE OF Virginia )  
 )ss.  
COUNTY OF Roanoke )

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 1 day of June, 2012, by Christopher L. Wheeler, as Officer of Wells Fargo Bank, N.A., the Subordinating Lender, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

Darlene Starkeas (Notary Public)

Sandra Jean Lucas  
Notary Public 239947  
Commonwealth of Virginia  
My Commission Expires April 30, 2016

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 3530000121

Land Situated in the Township of York in the County of York in the State of SC

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF REAL PROPERTY, WITH ANY AND ALL IMPROVEMENTS THAT MIGHT BE SITUATE AND LOCATED THEREON, LYING AND BEING SITUATE AT 2100 FAIRHOPE ROAD IN YORK TOWNSHIP, YORK COUNTY, SOUTH CAROLINA, AND BEING MORE FULLY SET FORTH, SHOWN AND DESCRIBED AS LOT NO. SIX (6) ACCORDING TO A PLAT OF SURVEY ENTITLED "WOOD ACRES", PREPARED BY J. B. FISHER, RLS, DATED APRIL 5, 1994 AND RECORDED IN PLAT BOOK 124 AT PAGE 45, RMC OFFICE FOR YORK COUNTY, SC, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO AS A PART OF THIS DESCRIPTION.

Being the same property conveyed to Christopher Bomar and Teresa P. Mobley by Joseph R. Henderson and Scherie C. Henderson, by deed dated March 1, 2002 and recorded March 4, 2002 of record in Deed Book 4220, Page 185, in the County Clerk's Office.

Commonly known as: 2100 Fairhope Road, York, SC 29745



\*U02741014\*

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