#2012-171

AGREEMENT BY AND BETWEEN

First Federal of South Carolina, FSB Walterboro, South Carolina and The Comptroller of the Currency

First Federal of South Carolina, FSB, Walterboro, South Carolina ("Bank") and the Comptroller of the Currency of the United States of America ("Comptroller") wish to protect the interests of the depositors, other customers, and shareholders of the Bank, and, toward that end, wish the Bank to operate safely and soundly and in accordance with all applicable laws, rules and regulations.

The Comptroller has found unsafe and unsound banking practices relating to asset quality, credit risk management, and earnings and violations of laws and regulations at the Bank, including 12 C.F.R. § 164.4(b) pertaining to evaluations required and 12 C.F.R. § 160.160(b) pertaining to asset clarification.

In consideration of the above premises, it is agreed, between the Bank, by and through its duly elected and acting Board of Directors ("Board"), and the Comptroller, through his authorized representative, that the Bank shall operate at all times in compliance with the articles of this Agreement.

This Agreement supersedes and terminates the Supervisory Agreement entered into by and between the Bank and the Office of Thrift Supervision (OTS) on August 28, 2009.

ARTICLE I

JURISDICTION

(1) This Agreement shall be construed to be a "written agreement entered into with the agency" within the meaning of 12 U.S.C. § 1818(b)(1).

(2) This Agreement shall be construed to be a "written agreement between such depository institution and such agency" within the meaning of 12 U.S.C. § 1818(e)(1) and 12 U.S.C. § 1818(i)(2).

(3) This Agreement shall be construed to be a "formal written agreement" within the meaning of 12 C.F.R. § 163.555. See 12 U.S.C. § 1831i.

(4) This Agreement shall be construed to be a "written agreement" within the meaning of 12 U.S.C. § 1818(u)(1)(A).

(5) This Agreement shall cause the Bank to be designated as in "troubled condition," as set forth in 12 C.F.R. § 163.555, unless otherwise informed in writing by the Comptroller and the following restrictions shall apply.

- (a) The Bank is required to notify the OCC of the proposed addition of any individual to the board of directors or the employment of any individual as a senior executive officer at least thirty (30) days before such addition or employment becomes effective, as required by the 12 C.F.R. § 163.560 and 12 U.S.C. § 1831i.
- (b) The Bank is restricted from making any "golden parachute payment" (including severance payments and agreements relating thereto), within the meaning and subject to the restrictions of 12 U.S.C. § 1828(k) and 12 C.F.R. Part 359, except as may be permitted under the above-mentioned statute and regulation.
- (c) The Bank shall not declare or pay dividends or make any other capital distributions, as that term is defined in 12 C.F.R. § 163.141, without first

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filing an application pursuant to 12 C.F.R. § 163.143(a) and receiving the prior written approval of the Assistant Deputy Comptroller.

- (d) The Bank will not qualify for expedited treatment for applications and notices filed with the OCC. See 12 C.F.R. § 116.5.
- (6) All reports or plans which the Bank or Board has agreed to submit to the Assistant

Deputy Comptroller pursuant to this Agreement shall be forwarded to:

David L. Payne Assistant Deputy Comptroller Carolinas Field Office 212 South Tryon Street, Suite 700 Charlotte, North Carolina 28281

ARTICLE II

COMPLIANCE COMMITTEE

(1) Within thirty (30) days of the date of this Agreement, the Board shall appoint a Compliance Committee of at least three (3) directors, of which no more than one (1) shall be an employee or controlling shareholder of the Bank or any of its affiliates (as the term "affiliate" is defined in 12 U.S.C. § 371c(b)(1)), or a family member of any such person. Upon appointment, the names of the members of the Compliance Committee and, in the event of a change of the membership, the name of any new member shall be submitted in writing to the Assistant Deputy Comptroller. The Compliance Committee shall be responsible for monitoring and coordinating the Bank's adherence to the provisions of this Agreement.

(2) The Compliance Committee shall meet at least quarterly.

(3) Within sixty (60) days of the date of this Agreement and quarterly thereafter, the Compliance Committee shall submit a written progress report to the Board setting forth in detail:

- (a) a description of the actions needed to achieve full compliance with each
 Article of this Agreement;
- (b) actions taken to comply with each Article of this Agreement; and
- (c) the results and status of those actions.

(4) The Board shall forward a copy of the Compliance Committee's report, with any additional comments by the Board, to the Assistant Deputy Comptroller within ten (10) days of receiving such report.

ARTICLE III

BOARD TO ENSURE COMPETENT MANAGEMENT

(1) Within sixty (60) days, the Board shall ensure that the Bank has competent management in place on a full-time basis in its Senior Executive Officers to carry out the Board's policies, ensure compliance with this Agreement and applicable laws, rules and regulations, and manage the day-to-day operations of the Bank in a safe and sound manner.

(2) Within sixty (60) days, the Board shall review the capabilities of the Bank's management to perform present and anticipated duties and the Board will determine whether management changes will be made, including the need for additions to or deletions from current management.

(3) For incumbent officers in the positions mentioned in Paragraph (1) of this Article, the Board shall within sixty (60) days assess each of these officers' experience, other qualifications and performance compared to the position's description, duties and responsibilities.

(4) If the Board determines that an officer will continue in his/her position but that the officer's depth of skills needs improvement, the Board will within thirty (30) days of such

determination develop and implement a written program, with specific time frames, to improve the officer's supervision and management of the Bank. At a minimum, the written program shall include:

- (a) an education program designed to ensure that the officer has skills and abilities necessary to supervise effectively;
- (b) a program to improve the effectiveness of the officer;
- (c) objectives by which the officer's effectiveness will be measured; and
- (d) a performance appraisal program for evaluating performance according to the position's description and responsibilities and for measuring performance against the Bank's goals and objectives.

Upon completion, a copy of the written program shall be submitted to the Assistant Deputy Comptroller.

(5) If a position mentioned in Paragraph (1) of this Article is vacant now or in the future, including if the Board realigns an existing officer's responsibilities and a position mentioned in Paragraph (1) of this Article becomes vacant, the Board shall subject to 12 C.F.R. Part 163, Subpart H, within sixty (60) days of such vacancy, appoint a capable person to the vacant position who shall be vested with sufficient executive authority to ensure the Bank's compliance with this Agreement and the safe and sound operation of functions within the scope of that position's responsibility.

(6) Prior to the appointment of any individual to an executive officer position, theBoard shall submit to the Assistant Deputy Comptroller the following information:

(a) the information sought in the "Changes in Directors and Senior Executive Officers" and "Background Investigations" in Section 720 of the OTS

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Applications Handbook, together with a legible fingerprint card for the proposed individual;

- (b) a written statement of the Board's reasons for selecting the proposed officer; and
- (c) a written description of the proposed officer's duties and responsibilities.

(7) The Assistant Deputy Comptroller shall have the power to disapprove the appointment of the proposed new officer. However, the lack of disapproval of such individual shall not constitute an approval or endorsement of the proposed officer.

ARTICLE IV

CRITICIZED ASSETS

(1) The Bank shall take immediate and continuing action to protect its interest in those assets criticized in the Report of Examination (ROE), in any subsequent Report of Examination, by internal or external loan review, or in any list provided to management by the Comptroller's Examiners during any examination.

(2) Within sixty (60) days, the Board shall adopt, implement, and thereafter ensure Bank adherence to a written program designed to eliminate the basis of criticism of assets criticized in the ROE, in any subsequent Report of Examination, or by an internal or external loan review, or in any list provided to management by the Comptroller's Examiners during any examination as "doubtful," "substandard," or "special mention." This program shall include, at a minimum:

- (a) an identification of the expected sources of repayment;
- (b) the appraised value of supporting collateral and the position of the Bank's lien on such collateral where applicable;

- (c) an analysis of current and satisfactory credit information, including cashflow analysis where loans are to be repaid from operations;
- (d) the proposed action to eliminate the basis of criticism and the time frame for its accomplishment; and
- (e) a detailed written workout plan, updated quarterly, for each criticized asset equal to exceeding two hundred fifty thousand dollars (\$250,000).

(3) Upon adoption, a copy of the program for all criticized assets equal to or exceeding two hundred fifty thousand dollars (\$250,000) shall be forwarded to the Assistant Deputy Comptroller.

(4) The Board shall ensure that the Bank has processes, personnel, and control systems to ensure implementation of and adherence to the program developed pursuant to this Article.

(5) The Board, or a designated committee, shall conduct a review, on at least a quarterly basis, to determine:

- (a) the status of each criticized asset or criticized portion thereof that equals or exceeds two hundred fifty thousand dollars (\$250,000);
- (b) management's adherence to the program adopted pursuant to this Article;
- (c) the status and effectiveness of the written program; and
- (d) the need to revise the program or take alternative action.

(6) A copy of each review shall be forwarded to the Assistant Deputy Comptroller on a quarterly basis (in a format similar to Appendix A, attached hereto).

(7) The Bank may extend credit, directly or indirectly, including renewals and extensions, to a borrower whose loans or other extensions of credit are criticized in the ROE, in any subsequent Report of Examination, in any internal or external loan review, or in any list provided to management by the Comptroller's Examiners during any examination and whose aggregate loans or other extensions are equal to or exceed two hundred fifty thousand dollars (\$250,000) only if each of the following conditions is met:

- (a) the Board or designated committee finds that the extension of additional credit is necessary to promote the best interests of the Bank and that prior to renewing, extending or capitalizing any additional credit, a majority of the full Board (or designated committee) approves the credit extension and records, in writing, why such extension is necessary to promote the best interests of the Bank; and
- (b) a comparison to the written program adopted pursuant to this Article shows that the Board's formal plan to collect or strengthen the criticized asset will not be compromised.

(8) A copy of the approval of the Board or of the designated committee shall be maintained in the file of the affected borrower.

ARTICLE V

CREDIT RISK IDENTIFICATION AND LOAN REVIEW

(1) Within sixty (60) days, the Board shall develop, implement, and thereafter ensureBank adherence to a written program to improve the Bank's credit risk identification process.The program shall include, but not be limited to:

 (a) credit risk rating definitions consistent with applicable regulatory guidance, including income accrual status;

- (b) procedures to ensure accurate and timely risk grades, including loss
 recognition and identification of nonaccrual loans;
- (c) procedures for early problem loan identification;
- (d) procedures for establishing loan officer and credit administration
 accountability for failure to assign accurate and timely risk grades on
 loans, including recognition of nonaccrual status, under their respective
 supervision; and
- (e) implementation of an effective training program for all lending staff.

(2) Within sixty (60) days, the Board shall employ an independent external loan review firm and that firm shall complete, at least twice a year, a review of the Bank's loan portfolio(s) to assure the timely identification and categorization of problem credits. The external loan review firm shall use a loan grading system consistent with the requirements of 12 C.F.R. § 160.160 (Asset Classification) and the guidelines set forth in the OCC Handbook "Rating Credit Risk". The findings and recommendations of the external loan review shall be set forth in a written report to the Board. Such reports shall include, at a minimum, conclusions regarding:

- (a) the overall quality of the loan and lease portfolios;
- (b) the appropriateness and accuracy of risk grades and accrual decisions;
- (c) the identification, type, rating, and amount of problem loans and leases;
- (d) the identification and amount of delinquent loans and leases;
- (e) credit and collateral documentation exceptions;
- (f) the identification and status of credit related violations of law, rule or regulation; and

(g) loans not in conformance with the Bank's lending policies, and exceptions to the Bank's lending policies.

(3) The Board shall evaluate the Bank's external loan review firm to ensure objectives are met, and the scope, quality, and timelines are adequate.

(4) The Board shall evaluate loan review report(s) and ensure that immediate, adequate, and continuing remedial action, if appropriate, is taken upon all findings noted in the report(s).

(5) A written description of the programs required by paragraphs (1) and (2) of this Article shall be forwarded to the Assistant Deputy Comptroller upon implementation.

(6) The Board shall submit a copy of loan review reports to the Assistant DeputyComptroller upon receipt.

ARTICLE VI

CREDIT ADMINISTRATION

(1) The Board shall, within sixty (60) days, revise, implement and thereafter ensure Bank adherence to its written program to improve the Bank's loan portfolio management. The program shall include, but not be limited to:

- (a) a description of the types of credit information required from borrowers and guarantors, including (but not limited to) annual audited statements, interim financial statements, personal financial statements, and tax returns with supporting schedules;
- (b) procedures that require any extensions of credit are granted, by renewal or otherwise, to any borrower, only after obtaining and validating current credit information about the borrower and any guarantor sufficient to fully

assess and analyze the borrower's and guarantor's cash flow, debt service requirements, contingent liabilities, and global liquidity condition, and only after the credit officer prepares a documented credit analysis;

- (c) procedures to ensure conformance with loan approval requirements; and
- (d) a system to track, analyze, and report to the Board all underwriting and collateral exceptions.

(2) Upon completion, a copy of the program shall be forwarded to the Assistant Deputy Comptroller.

(3) The Board shall ensure that the Bank has processes, personnel, and control systems to ensure implementation of and adherence to the program and systems developed pursuant to this Article. The Board shall ensure that Bank personnel performing credit analysis are adequately trained in cash flow analysis, particularly analysis using information from tax returns, and that processes are in place to ensure that additional training is provided as needed.

ARTICLE VII

INTERNAL APPRAISAL REVIEW

(1) Within sixty (60) days, the Board shall adopt, implement, and thereafter ensure Bank adherence to a written program to oversee the Bank's real estate appraisal evaluation and appraisal review process in accordance with 12 C.F.R. Part 164. The program shall include, but not be limited to:

(a) an updated written appraisal review policy in accordance with OCC 2010 42, *Interagency Appraisal and Evaluation Guidelines*¹;

¹ 75 FR 77450, effective December 10, 2010.

- (b) a written updated appraisal or evaluation for each parcel of real property that represents primary collateral behind any extension of credit where:
 - the loan was criticized in the ROE or by the Bank's internal loan review, <u>and</u> the most recent independent appraisal is more than twelve (12) months old; <u>or</u>
 - (ii) accrued interest or loan fees have been or will be added to the outstanding principal balance, <u>and</u> the most recent independent appraisal is more than twelve (12) months old;
- (c) a written updated appraisal or evaluation on each property held in Real
 Estate Owned (REO) or being transferred to REO where no appraisal
 exists or the current appraisal is greater than twelve (12) months old;
- (d) an updated impairment analysis pursuant to ASC 310-10 (formerly FAS 114) for each impaired, collateral dependent loan based on the updated appraisal or evaluation; and
- (e) a review and analysis of all appraisals and collateral evaluations for reasonableness and accuracy received pursuant to this Article.

(2) All such appraisals required under this Article shall be completed within sixty
 (60) days, and certification by the Board attesting to the completion of the appraisals shall be forwarded to the Assistant Deputy Comptroller within seventy (70) days.

(3) The Board shall immediately take all necessary steps to ensure that Bank management corrects each violation of 12 C.F.R. § 164.4(b) (Appraisals; Evaluations Required) cited in the ROE.

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(4) The Board shall ensure that the Bank has processes, personnel, and control systems to ensure implementation of and adherence to the program developed pursuant to this Article.

ARTICLE VIII

ALLOWANCE FOR LOAN AND LEASE LOSSES

(1) Within thirty (30) days, the Board shall revise, implement, and thereafter ensure adherence to its written policies and procedures for maintaining an adequate Allowance for Loan and Lease Losses ("ALLL") in accordance with generally accepted accounting principles. The ALLL policies and procedures shall be consistent with the guidance set forth in OCC Bulletin 2006-47 and the Federal Financial Institutions Examination Council's *Interagency Policy Statement on the Allowance for Loan and Lease Losses* dated December 13, 2006 and shall at a minimum include:

- (a) procedures to ensure the ALLL methodology conforms to accounting standards contained in FASB ASC 310-10 (Accounting by Creditors for Impairment of a Loan) and FASB ASC 450-20 (Loss Contingencies);
- (b) procedures for validating the ALLL methodology; and
- (c) a process for summarizing and documenting, for the Board's review and approval, the amount to be reported in the Call Reports for the ALLL.
 Any deficiency in the ALLL shall be remedied in the quarter it is discovered, prior to the filing of the Call Reports, through additional provision expense.

(2) Written documentation shall be maintained indicating the factors considered and conclusions reached by the Board in determining the adequacy of the ALLL.

(3) A copy of the Board's program shall be submitted to the Assistant Deputy Comptroller for review and prior written determination of no supervisory objection. Upon receiving a determination of no supervisory objection from the Assistant Deputy Comptroller, the Bank shall implement and adhere to the program.

(4) The Board shall ensure that the Bank has processes, personnel, and control systems to ensure implementation of and adherence to the program developed pursuant to this Article.

ARTICLE IX

ENHANCED INTERNAL AUDIT PROGRAM

(1) Within sixty (60) days, the Board shall revise and enhance its policies, procedures, and systems related to its internal audit program to ensure that it has a properly functioning and fully effective internal audit response tracking program in place that comports with the standards set forth in Section II B of Appendix A to Part 170—Interagency Guidelines Establishing Standards for Safety and Soundness. The revised internal audit program shall include, but not be limited to:

- (a) formal procedures and processes for identifying, tracking, and reporting audit exceptions to the audit committee and the Board;
- (b) an enhanced audit reporting system with audit reports that, at a minimum:
 - (i) include a rating system for each area reviewed ("strong", "satisfactory", and "needs improvement");
 - (ii) distinguish findings that require immediate attention from findings that are less material;
 - (iii) identify specific deadlines for management responses to findings;

- (iv) include a system to track the status of any exceptions and/or corrections made including identifying when management responses are required, requested, and received; and
- (v) include a system to evaluate the effectiveness of any internal audit functions outsourced to third parties.

(2) Within sixty (60) days, the Board shall revise its Audit Committee Charter to incorporate the requirements of this Article. A copy of the adopted revised Audit Committee Charter shall be provided to the Assistant Deputy Director within ten (10) days of adoption of the Charter by the Board.

(3) As part of this audit program, the Board shall evaluate the audit reports of any party providing services to the Bank, and shall assess the impact on the Bank of any audit deficiencies cited in such reports.

- (4) The Board shall conduct a review, on at least a quarterly basis, to determine:
 - (a) management's adherence to the program adopted pursuant to this article;
 - (b) the status and effectiveness of the program;
 - (c) the need to revise the program; and
 - (d) the effectiveness of any internal audit functions and/or audit functions outsourced to third parties.

(5) The Board shall ensure that the Bank has processes, personnel, and control systems to ensure implementation of and adherence to the program developed pursuant to this Article.

(6) The Board shall ensure that the audit program is independent. The persons responsible for implementing the internal audit program described above shall report directly to

the Board, which shall have the sole power to direct their activities. All reports prepared by the audit staff shall be filed directly with the Board and not through any intervening party.

(7) All audit reports shall be in writing. The Board shall ensure that immediate actions are undertaken to remedy deficiencies cited in audit reports, and that auditors maintain a written record describing those actions.

ARTICLE X

CAPITAL PLAN

(1) Within ninety (90) days, the Board shall develop, implement, and thereafter ensure the Bank's adherence to a three year capital plan. The plan shall include:

- (a) specific plans for the maintenance of adequate capital in relation to the Bank's risk profile;
- (b) projections for growth and capital requirements based upon a detailed analysis of the Bank's assets, liabilities, earnings, fixed assets, and offbalance sheet activities;
- (c) projections of the sources and timing of additional capital to meet the Bank's current and future needs;
- (d) the primary source(s) from which the Bank will strengthen its capital structure to meet the Bank's needs;
- (e) contingency plans that identify alternative methods should the primary source(s) under (d) above not be available; and
- (f) a dividend policy that permits the declaration of a dividend only:
 - (i) when the Bank is in compliance with its approved capital plan; and

(ii) in conformance with the requirements set forth at 12 C.F.R. Part163 Subpart E - Capital Distributions.

(2) Upon completion, the Bank's capital plan shall be submitted to the Assistant Deputy Comptroller for prior determination of no supervisory objection. Upon receiving a determination of no supervisory objection from the Assistant Deputy Comptroller, the Bank shall implement and adhere to the capital plan. The Board shall review and update the Bank's capital plan on an annual basis, or more frequently if necessary. Copies of the reviews and updates shall be submitted to the Assistant Deputy Comptroller.

(3) The Board shall ensure that the Bank has processes, personnel, and control systems to ensure implementation of and adherence to the plan developed pursuant to this Article.

ARTICLE XI

PROFIT PLAN

(1) Within sixty (60) days, the Board shall develop, implement, and thereafter ensure Bank adherence to a written profit plan to improve and sustain the earnings of the Bank. This plan shall include, at minimum, the following elements:

- (a) identification of the major areas in and means by which the Board will seek to improve the Bank's operating performance;
- (b) realistic and comprehensive budgets, including projected balance sheets and year-end income statements;
- (c) a budget review process to monitor both the Bank's income and expenses,and to compare actual figures with budgetary projections; and

(d) a description of the operating assumptions that form the basis for major projected income and expense components.

(2) The budgets and related documents required in paragraph (1) above for fiscal year October 1, 2012 to September 30, 2013 shall be submitted to the Assistant Deputy Comptroller within sixty (60) days. Thereafter, the Board shall submit to the Assistant Deputy Comptroller annual budgets as described in paragraph (1) above for each fiscal year this Agreement remains in effect. The budget for each fiscal year shall be submitted, on or before August 30th, of the calendar year in which such fiscal year begins.

(3) The Board shall forward comparisons of its balance sheet and profit and loss statement to the profit plan projections to the Assistant Deputy Comptroller on a quarterly basis.

(4) The Board shall ensure that the Bank has processes, personnel, and control systems to ensure implementation of and adherence to the plan developed pursuant to this Article.

ARTICLE XII

CLOSING

(1) Although the Board has agreed to submit certain programs and reports to the Assistant Deputy Comptroller for review or prior written determination of no supervisory objection, the Board has the ultimate responsibility for proper and sound management of the Bank.

(2) It is expressly and clearly understood that if, at any time, the Comptroller deem it appropriate in fulfilling the responsibilities placed upon him by the several laws of the United States of America to undertake any action affecting the Bank, nothing in this Agreement shall in any way inhibit, estop, bar, or otherwise prevent the Comptroller from so doing.

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(3) Any time limitations imposed by this Agreement shall begin to run from the effective date of this Agreement. Such time requirements may be extended in writing by the Assistant Deputy Comptroller for good cause upon written application by the Board.

(4) The provisions of this Agreement shall be effective upon execution by the parties hereto and its provisions shall continue in full force and effect unless or until such provisions are amended in writing by mutual consent of the parties to the Agreement or excepted, waived, or terminated in writing by the Comptroller.

(5) In each instance in this Agreement in which the Board is required to ensure adherence to, and undertake to perform certain obligations of the Bank, it is intended to mean that the Board shall:

- (a) authorize and adopt such actions on behalf of the Bank as may be
 necessary for the Bank to perform its obligations and undertakings under
 the terms of this Agreement;
- (b) require the timely reporting by Bank management of such actions directed by the Board to be taken under the terms of this Agreement;
- (c) follow-up on any non-compliance with such actions in a timely and appropriate manner; and
- (d) require corrective action be taken in a timely manner of any noncompliance with such actions.

(6) This Agreement is intended to be, and shall be construed to be, a supervisory "written agreement entered into with the agency" as contemplated by 12 U.S.C. § 1818(b)(1), and expressly does not form, and may not be construed to form, a contract binding on the Comptroller or the United States. Notwithstanding the absence of mutuality of obligation, or of consideration, or of a contract, the Comptroller may enforce any of the commitments or obligations herein undertaken by the Bank under this supervisory powers, including 12 U.S.C. § 1818(b)(1), and not as a matter of contract law. The Bank expressly acknowledges that neither the Bank nor the Comptroller has any intention to enter into a contract. The Bank also expressly acknowledges that no officer or employee of the Office of the Comptroller of the Currency has statutory or other authority to bind the United States, the U.S. Treasury Department, the Comptroller, or any other federal bank regulatory agency or entity, or any officer or employee of any of those entities to a contract affecting the Comptroller's exercise of his supervisory responsibilities. The terms of this Agreement, including this paragraph, are not subject to amendment or modification by any extraneous expression, prior agreements or prior arrangements between the parties, whether oral or written.

IN TESTIMONY WHEREOF, the undersigned authorized by the Comptroller, has hereunto set his hand on behalf of the Comptroller.

/s/

David L. Payne Assistant Deputy Comptroller 7/18/2012

Date

IN TESTIMONY WHEREOF, the undersigned, as the duly elected and acting Board of Directors of the Bank, have hereunto set their hands on behalf of the Bank.

/s/ Shannon Pye

/s/ Timothy Clark Odum

/s/ Terry O'Quinn

/s/ Wanda Bennett

/s/ W.D.D. Breland

/s/

Keith Kinard

/s/ Arnold Zipperer, III

Date 7-18-12 Date

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