



PUBLIC DISCLOSURE

April 1, 2019

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Greeneville Federal Bank, FSB
Charter Number 706518

101 W Summer St
Greeneville, TN 37743-4924

Office of the Comptroller of the Currency

320 Seven Springs Way
Suite 310
Brentwood, TN 37027

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

Table of Contents

OVERALL CRA RATING	3
DEFINITIONS AND COMMON ABBREVIATIONS	4
DESCRIPTION OF INSTITUTION	8
SCOPE OF THE EVALUATION.....	9
DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW	10
CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS.....	10
LENDING TEST	10
APPENDIX A: SCOPE OF EXAMINATION.....	1
APPENDIX B: COMMUNITY PROFILES FOR FULL-SCOPE AREAS.....	1
APPENDIX C: TABLES OF PERFORMANCE DATA	1

Overall CRA Rating

INSTITUTION'S CRA RATING: This institution is rated Satisfactory.

The Lending Test is rated: Satisfactory

Greeneville Federal Bank, FSB (GFB or Bank) has a satisfactory record of meeting community credit needs based on the following:

- GFB's quarterly loan-to-deposit (LTD) ratio was more than reasonable for the period of review.
- A majority of the Bank's lending sampled was inside its assessment areas (AA) by the number of residential and business loans originated or purchased during the review period, as well as by dollar amount for residential loans during the review period.
- The overall borrower distribution of loans sampled by income level of the borrower reflects reasonable distribution of borrowers, including low- and moderate-income individuals and businesses of different sizes, given the demographics of the AA.
- Overall, the distribution of bank loan originations and purchases sampled across geographies of different income levels is reasonable. In reaching this conclusion, we considered the limited number of low- and moderate-income tracts in the AA.

Definitions and Common Abbreviations

The following terms and abbreviations are used throughout this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. A bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

Census Tract (CT): A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan areas. Census tracts generally have a population between 1,200 and 8,000 people, with an optimal size of 4,000 people. Their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community Development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas; or loans, investments, and services that support, enable or facilitate projects or activities under HUD Neighborhood Stabilization Program criteria that benefit low-, moderate-, and middle-income individuals and geographies in the bank's assessment area(s) or outside the assessment area(s) provided the bank has adequately addressed the community development needs of its assessment area(s).

Community Reinvestment Act (CRA): the statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its local community, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into 'male householder' (a family with a male householder and no wife present) or 'female householder' (a family with a female householder and no husband present).

Full Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that conduct business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants, the amount of loan requested, the disposition of the application (e.g., approved, denied, and withdrawn), loan pricing, the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

Home Mortgage Loans: Such loans include home purchase, home improvement and refinancings, as defined in the HMDA regulation. These include loans for multifamily (five or more families) dwellings, manufactured housing and one-to-four family dwellings other than manufactured housing.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. Also, the median income determined by the Federal Financial Institutions Examination Council (FFIEC) annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above it and half below it.

Metropolitan Area (MA): Any metropolitan statistical area or metropolitan division, as defined by the Office of Management and Budget, and any other area designated as such by the appropriate federal financial supervisory agency.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Core Based Statistical Area that contains an urbanized population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as a core based statistical area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Other Products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified Investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated Area: A rated area is a state or multi-state metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multi-state metropolitan area, the institution will receive a rating for the multi-state metropolitan area.

Small Loan(s) to Business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans.

Small Loan(s) to Farm(s): A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

Tier One Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

Upper-Income: Individual income that is at least 120 percent of the area median income, or a median family income that is at least 120 percent, in the case of a geography.

Description of Institution

GFB, a federally-chartered, mutual savings association which opened in 1960, is located in Greeneville, Greene County, Tennessee. The bank, with total assets of \$159 million as of December 31, 2018, operates four offices and four automated teller machines (ATMs) that are all located in Greene County. Two of the bank's offices and ATMs are located in middle-income census tracts, and the other two offices and ATMs are located in upper-income census tracts. The bank's ATMs do not accept deposits. GFB has not closed, opened or relocated any offices during this evaluation period. There have not been any major changes in the bank's corporate structure, including merger or acquisition activities, since the last Community Reinvestment Act (CRA) examination dated March 4, 2014, when the bank received a Satisfactory rating. There are no legal, financial, or other factors impeding the bank's ability to help meet the credit needs of the communities it serves. GFB's primary business focus is business loans, primarily commercial real estate loans, and residential mortgage loans. Net loans comprised 79.0 percent of total assets as of December 31, 2018. Total assets had minimal growth for 2018 of 0.02 percent. Tier One Capital was 13.8 percent as of December 31, 2018. The following table reflects the composition of GFB's gross loan portfolio based on the December 31, 2018, Call Report.

Loan Product Category	Gross Loans as of December 31, 2018	
	Dollar (000's)	Percent (%)
Commercial/Commercial Real Estate	\$57,953	45.3
Residential Mortgage	53,729	42.0
Construction & Land Development	7,103	5.6
Farmland/Agriculture	7,091	5.5
Consumer	1,867	1.5
All Other	66	0.1
Total	\$127,809	100.0

Source: December 31, 2018 Report of Condition

Customers have access to their accounts through telephone banking or the internet. Internet and phone banking services include transfers between GFB accounts, review of account balances or transactions, and bill-paying capability for the internet banking product. The bank also offers a Visa Check Card that provides customers with additional access to their accounts at point of sale or ATM locations.

Management believes that the loan portfolio is the most significant earning asset on the balance sheet. Management's goal regarding the loan portfolio is to maintain profitable loans while maintaining rates at levels that will improve net interest margin. Due to the current market environment, management projects that the ability of the bank to substantially grow the overall loan portfolio in the near future may be limited. Management stated that the local economy is driven by two primary industries: manufacturing and service, but there has been a negative impact of some manufacturing relocations away from the local market. Management has utilized an expanded market in the Cleveland, Tennessee, area, where a GFB director knows local business owners, to help with budgeted loan growth. Management plans on funding loans in certain lower risk loan categories or with borrowers with the proper underwriting in other more high risk categories such as commercial real estate lending in an effort to offset recent and normal loan payoffs and principal reductions to grow loans in order to maintain or increase profits. Residential permanent mortgage loans are perceived to be the backbone of the bank and an essential element of the overall loan portfolio. The bank, with enhanced underwriting procedures, will also fund loans in the CRE classes of lending. Underwriting will be reviewed and board approval as required will be obtained on these types of loans for safety and soundness of the bank. Management projects loan growth and total asset growth to be below 2.0 percent for 2019.

Scope of the Evaluation

Evaluation Period/Products Evaluated

We completed a review of GFB's CRA performance in its AA under the Small Bank examination procedures, which includes a Lending Test. GFB was reviewed utilizing the Small Bank test based on the bank having assets less than \$321 million as of December 31 of either of the prior two calendar years. The Lending Test evaluates the bank's record of meeting the credit needs of the bank's AA through its lending activities. The evaluation period is January 1, 2016 through December 31, 2018. In evaluating the GFB's lending performance, the primary loan products were residential mortgages and business loans, with an emphasis on both loan types. A sample of loans was selected for each loan category based on internal bank reports. Our initial sample included 60 home mortgage loans, 20 each for calendar years 2016, 2017, and 2018. We also reviewed 60 business loans, 20 loans each for those same years. These 120 loans were then used to determine the percent of loans originated inside the bank's AA. Once this was determined, the loans outside the AA were discarded and an additional 10 mortgage loans and 23 business loans were sampled. This was done to ensure an adequate sample size of 60 residential mortgage and 60 business loans within the AA for the additional lending tests areas regarding income and geographic distributions.

Data Integrity

GFB is not a Home Mortgage Disclosure Act (HMDA) reporter. Therefore, the January 2019 Data Integrity (DI) examination utilized a sampling of loans to develop loan data for the CRA

examination. The DI examination found that GFB's loan files and loan origination reports contained sufficient information from which to develop a sample for use during the CRA examination. No significant concerns were identified during the loan sampling process. A sample of loans was selected based on internal bank reports for each of GFB's primary loan categories, residential mortgage loans and business loans. Our sample included 60 home mortgage loans, 20 each for calendar years 2016, 2017, and 2018. We also reviewed 60 business loans, 20 loans each for those same years.

Selection of Areas for Full-Scope Review

GFB only has one AA, Greene County, Tennessee, which received a full-scope review.

Ratings

The bank's overall rating is based on GFB's sole AA, Greene County, Tennessee, which received a full-scope review.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c), "Community Reinvestment Act and Interstate Deposit Production Regulations" or 195.28(c), "Community Reinvestment" respectively, in determining a national bank's or federal savings association's (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any assessment area by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Consumer Financial Protection Bureau, as applicable.

The OCC has not identified that this institution has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

Conclusions with Respect to Performance Tests

LENDING TEST

GFB's performance under the lending test is satisfactory.

Loan-to-Deposit Ratio

The quarterly average loan-to-deposit ratio for GFB was more than reasonable at 99.14 percent for the twenty-one quarters ending December 2018. The LTD ratio is calculated on a bank-wide basis. GFB had the second highest quarterly average loan-to-deposit ratio compared to competitor banks in the AA for the same period with the highest being Apex Bank at 99.55 percent. The remaining similarly situated institutions in the AA include Andrew Johnson Bank with an average loan-to-deposit ratio of 90.79 percent and Heritage Community Bank at 83.88 percent. GFB's highest loan-to-deposit ratio was 112.79 percent on December 31, 2017, and its lowest was 88.47 percent on December 31, 2014.

Loan-To-Deposit Ratios		
Institution	Total Assets (As of 12/31/18)	Average Loan-to-Deposit Ratio(**)
Greeneville Federal Bank, FSB, Greeneville, TN	\$159	99.14%
Apex Bank, Camden, TN (1)	\$560	99.55%
Andrew Johnson Bank, Greeneville, TN	\$371	90.79%
Heritage Community Bank, Greeneville, TN	\$106	83.88%

* Asset sizes of institutions are in millions (000,000's)

**Source: Institution Reports of Condition for 21 quarter period from December 2013 to December 2018.

(1) Apex Bank merged with American Patriot Bank (Greeneville, TN) in 2016 and still maintains five offices in Greene County

As of June 30, 2018, 10 financial institutions with 23 branches controlled \$1.2 million in deposits within the AA. Of the local competitor banks, GFB controlled the fourth largest market share within the AA at \$113 million, or 9.32 percent of total deposits. Independent competitor financial institutions included Consumer Credit Union with \$376 million, or 30.87% of total deposits, followed by Andrew Johnson Bank with \$208 million, or 17.11% of total deposits, Heritage Community Bank with \$88 million, or 7.21%, and Apex Bank with \$84 million, or 6.92% of deposits. Branches of large holding company institutions in the area are: First Tennessee Bank, N.A. (headquarters Memphis, TN) \$318 million, or 26.10%, and Branch Banking and Trust Co. (headquarters Winston Salem, NC) \$19 million, or 1.53% of total deposits.

Lending in Assessment Area

GFB's lending in its AA is satisfactory. The distribution of lending, as determined by a loan sample, inside versus outside the bank's AA is calculated on a bank-wide basis. By the number of loans, a majority of the loan originations, refinances, and purchases were inside the bank's AA. For the three-year period ended December 2018, 73.3 percent of GFB's loan originations sampled by number of loans for residential and business loans combined were within the bank's AA. During the same period, a majority (75.7 percent) of residential loans by dollar amount were within GFDB's AA. Only 32.9 percent of business loans originations by dollar amount were within the bank's AA. Management made some larger business loans by dollar amount outside the AA in more economically vibrant areas, such as the Cleveland, Tennessee area, based

on existing borrower relationships within that area. Refer to Table D below for the data used to evaluate the bank’s lending inside and outside the bank’s AA; this data includes the total number of loans and total dollar amount of loan originations sampled during the three-year period ended December 31, 2018.

The total dollar amount of loans sampled in the table below differs slightly from other tables throughout the report. This difference is due to the sampling methodology used. The initial sample included 60 mortgage loans, 20 each for calendar years 2016, 2017, and 2018. Sixty business loans were also reviewed, 20 loans for each of those same years. These 120 loans were then used to determine the percent of loans originated inside the bank’s AA, as seen in the table below. Once this was determined, the loans outside the AA were discarded and an additional 10 mortgage loans and 23 business loans were sampled. This was done to ensure an adequate sample size within the AA.

Table D - Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%	#	\$	%	\$	%	\$
Home Mortgage	50	83.3	10	16.7	60	4,735	75.7	1,520	24.3	6,255
Business	38	63.3	22	36.7	60	7,603	32.9	15,524	67.1	23,127
Total	88	73.3	32	26.7	120	12,338	42.0	17,044	58.0	29,382
<i>Source: Evaluation Period: 1/1/2016 - 12/31/2018 Loan Sample Due to rounding, totals may not equal 100.0</i>										

Lending to Borrowers of Different Incomes and to Businesses of Different Sizes

The distribution of the bank’s originations and purchases of home mortgage loans to individuals of different income levels, including low- and moderate-income individuals, and businesses of different sizes is reasonable given the demographics of the assessment area.

Home Mortgage Loans

Based on the data in Table P in Appendix C and the following performance context considerations, the distribution of the bank’s originations and purchases of home mortgage loans to individuals of different income levels, including low- and moderate-income individuals, is reasonable given the demographics of the assessment area.

- For 2016, the loan sample did not include any home mortgage loans to low-income borrowers. However, the peer aggregate data was also low at 4.5 percent. The percentage of low-income families was 20.7 percent, but opportunities for lending to these borrowers were limited given that 14.8 percent of families were living below the

poverty level. The percentage of home mortgage loans to moderate-income borrowers was close to the percentage of moderate-income families in the assessment area and the peer aggregate value.

- For 2017-2018, the percentage of home mortgage loans to low-income borrowers remained lower than the percentage of low-income families in the assessment area but was closer to the peer aggregate value than in 2016. Opportunities for lending to low-income borrowers were limited given that 15.9 percent of families were living below the poverty level. The percentage of home mortgage loans to moderate-income borrowers was equal to the percentage of moderate-income families in the assessment area and greater than the peer aggregate value.

Business Loans

Based on the data in Table R in Appendix C and the following performance context considerations, the distribution of the bank's originations and purchases of business loans to businesses of different sizes is reasonable given the demographics of the assessment area.

- For 2016, the percentage of the bank's loans to businesses with revenues less than or equal to \$1 million was approximately equal to the percentage of such businesses in the assessment area. The bank's percentage of loans to businesses of this size exceeded the peer aggregate value.
- For 2017-2018, the percentage of the bank's loans to businesses with revenues less than or equal to \$1 million was somewhat lower than the percentage of such businesses in the assessment area. However, the bank's percentage of loans to these borrowers continued to exceed the peer aggregate value.

Geographic Distribution of Loans

Overall, the distribution of bank loan originations and purchases across geographies of different income levels is reasonable. In reaching this conclusion, we considered the limited number of low- and moderate-income tracts in the assessment area. There were no low-income census tracts during the evaluation period. For 2016, there was one moderate-income census tract. For 2017-2018, there were only two moderate-income census tracts.

Home Mortgage Loans

Based on the data in Table O in Appendix C and the following performance context considerations, the distribution of bank mortgage loan originations and purchases across geographies of different income levels is reasonable.

- The bank had limited opportunities for home mortgage lending within low- and moderate-income census tracts in the assessment area due to the limited number of such tracts in the assessment area.

- For 2016, the assessment area contained one moderate-income census tract and no low-income tracts. The loan sample did not include any home mortgage loans originated or purchased in the moderate-income census tract during the year. Opportunities to make home mortgage loans in this geography were constrained given that 39.3 percent of individuals in the tract were living below the poverty line. Additionally, there was a lower percentage of owner-occupied housing units in this geography than in all of the other census tracts in the assessment area.
- For 2017-2018, there were two moderate-income census tracts in the assessment area: the moderate-income tract from 2016 and a tract that had previously been a middle-income tract. The proportion of the bank's home mortgage loans in these moderate-income tracts was lower than the percentage distribution of owner-occupied housing units throughout the geographies and the peer aggregate data. The performance context considerations of a high poverty rate and low rate of owner-occupancy continued to apply to the moderate-income tract from 2016. Lending opportunities for GFB within the new moderate-income tract had some possible limitations based on distance considerations for residents to bank offices and the presence of a competing financial institution's branch near the more populated area of that census tract.

Business Loans

Based on the data in Table Q in Appendix C and the following performance context considerations, the distribution of bank business loan originations and purchases across geographies of different income levels is excellent.

- For 2016, the percentage of the bank's loans to businesses in the moderate-income tract of the assessment area significantly exceeded the percentage distribution of businesses (regardless of revenue size) throughout those geographies and the peer aggregate value.
- For 2017-2018, the percentage of the bank's loans to businesses in the moderate-income tracts was even higher than in 2016. The overall percentage of the loans made in these tracts was more than double the comparable percentage distribution of businesses throughout the geographies and the peer aggregate value.

Responses to Complaints

The bank did not receive any CRA-related complaints during the evaluation period.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the metropolitan and nonmetropolitan areas that received comprehensive examination review (designated by the term “full-scope”) and those that received a less comprehensive review (designated by the term “limited-scope”).

Time Period Reviewed	Lending Test: (01/01/2016 to 12/31/2018)	
Financial Institution		Products Reviewed
Greenville Federal Bank, FSB Greeneville, Tennessee		Home Mortgage Loans Business Loans
Affiliate(s)	Affiliate Relationship	Products Reviewed
None	N/A	N/A
List of Assessment Areas and Type of Examination		
Assessment Area	Type of Exam	Other Information
Greene County, Tennessee	Full-Scope	

Appendix B: Community Profiles for Full-Scope Areas

Description of Assessment Area

The bank's AA is located in a non- Metropolitan Statistical Area (non-MSA). The AA consists of all CTs in Greene County, TN. Greene County has a total of 15 CT's. In 2016, the CTs had the following distribution: one moderate-income tract, twelve middle-income tracts, and two upper-income tracts. In 2017, the CTs changed to the following distribution: two moderate-income tracts, eleven middle-income tracts, and two upper-income tracts. The CTs remained the same for 2018. None of the income tracts were considered distressed (poverty/unemployment) during the review period. The AA meets the requirement of the regulation and does not arbitrarily exclude any LMI areas. There are no natural boundaries within the AA that hinder accessibility. The CTs are contiguous to each other. GFB has four branch locations and four ATM locations all in Greene County. Two of the bank's branches and ATMs are located in middle-income census tracts and the other two branches and ATMs are located in upper-income census tracts.

Greene County is centrally located in the eastern portion of the United States and is easily accessible by Interstate 81. Situated at the foothills of the Great Smoky Mountains, Greene County is 70 miles northeast of Knoxville, 30 miles southwest of the Tri-Cities region of Johnson City/Kingsport/Bristol, and 54 miles northwest of Asheville, NC. Customers have access to bank branches during normal business hours on weekdays and from 9am to 12pm at the Fairgrounds Plaza location drive thru on Saturdays.

Approximately, 68,576 individuals reside within GFB's AA. Within the AA, there are approximately 32,000 owner-occupied homes and approximately 3,500 businesses. Approximately 80% of owner-occupied housing units are located in the middle-income census tract, and approximately 9% and 11% are located in moderate- and upper-income census tracts, respectively. Approximately 63% of the businesses are located in middle-income census tracts, 16% of businesses are located in moderate-income tracts and 21% of businesses are located in upper-income tracts. The family distribution by income levels show 21% and 20%, respectively, are low- and moderate-income families. Approximately 16% of households in the AA are below the poverty level. At December 31, 2018, the unemployment rate average for Greene County was 8.7%.

Table A – Demographic Information of the Assessment Area						
Assessment Area: Greeneville FB AA 2016						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	15	0.0	6.7	80.0	13.3	0.0
Population by Geography	68,831	0.0	9.6	77.8	12.6	0.0
Housing Units by Geography	31,618	0.0	10.1	77.5	12.3	0.0
Owner-Occupied Units by Geography	20,887	0.0	7.8	80.3	11.8	0.0
Occupied Rental Units by Geography	7,247	0.0	15.4	68.6	16.0	0.0
Vacant Units by Geography	3,484	0.0	13.2	79.2	7.5	0.0
Businesses by Geography	3,191	0.0	14.1	64.3	21.6	0.0
Farms by Geography	248	0.0	4.0	91.1	4.8	0.0
Family Distribution by Income Level	20,279	20.7	18.7	22.1	38.6	0.0
Household Distribution by Income Level	28,134	23.8	15.5	18.0	42.7	0.0
Median Family Income Non-MSAs - TN		\$44,386	Median Housing Value			\$106,553
			Median Gross Rent			\$523
			Families Below Poverty Level			14.8%
<i>Source: 2010 U.S. Census and 2016 D&B Data</i>						
<i>Due to rounding, totals may not equal 100.0</i>						
<i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Table A – Demographic Information of the Assessment Area						
Assessment Area: Greeneville FB AA 2017-2018						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	15	0.0	13.3	73.3	13.3	0.0
Population by Geography	68,576	0.0	13.8	74.7	11.5	0.0
Housing Units by Geography	32,104	0.0	13.7	75.0	11.3	0.0
Owner-Occupied Units by Geography	20,059	0.0	9.1	80.0	10.9	0.0
Occupied Rental Units by Geography	8,002	0.0	23.9	63.9	12.1	0.0
Vacant Units by Geography	4,043	0.0	16.3	72.2	11.5	0.0
Businesses by Geography	3,482	0.0	16.1	62.7	21.2	0.0
Farms by Geography	254	0.0	10.2	84.6	5.1	0.0
Family Distribution by Income Level	18,704	20.9	20.0	21.0	38.1	0.0
Household Distribution by Income Level	28,061	23.3	17.4	20.5	38.8	0.0
Median Family Income Non-MSAs - TN		\$46,254	Median Housing Value			\$108,491
			Median Gross Rent			\$561
			Families Below Poverty Level			15.9%
<i>Source: 2015 ACS Census and 2018 D&B Data</i>						
<i>Due to rounding, totals may not equal 100.0</i>						
<i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Table C - Branch and ATM Distribution by Geography Income Level												
Assessment Area: Greeneville FB AA 2016												
Tract Income Level	Census Tracts		Population		Branches		ATMs		Open Branches		Closed Branches	
	#	%	#	%	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	1	6.7	6,613	9.6	0	0.0	0	0.0	0	0.0	0	0.0
Middle	12	80.0	53,525	77.8	2	50.0	1	50.0	0	0.0	0	0.0
Upper	2	13.3	8,693	12.6	2	50.0	1	50.0	0	0.0	0	0.0
NA	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Totals	15	100.0	68,831	100.0	4	100.0	2	100.0	0	100.0	0	100.0

Source: 2010 U.S. Census & Bank Data
Due to rounding, totals may not equal 100.0

Table C - Branch and ATM Distribution by Geography Income Level												
Assessment Area: Greeneville FB AA 2017-2018												
Tract Income Level	Census Tracts		Population		Branches		ATMs		Open Branches		Closed Branches	
	#	%	#	%	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	2	13.3	9,453	13.8	0	0.0	0	0.0	0	0.0	0	0.0
Middle	11	73.3	51,229	74.7	2	50.0	2	50.0	0	0.0	0	0.0
Upper	2	13.3	7,894	11.5	2	50.0	2	50.0	0	0.0	0	0.0
NA	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Totals	15	100.0	68,576	100.0	4	100.0	4	100.0	0	100.0	0	100.0

Source: 2015 ACS Census & Bank Data
Due to rounding, totals may not equal 100.0

Education and medical services are the major industry employers within the AA. One of the four Walters State Community College campus sites is located in Greeneville, TN. The college has a combined enrollment of approximately 7,000 students. Tusculum College is also located in Greeneville, TN and has an enrollment of approximately 2,600 students. Greeneville, TN has two hospitals with a total of 240 beds, employing 1,443 workers. The Greene County school system employs 1,250 workers. Other major employers in Greene County include:

- Wal-Mart Logistics (distribution of general and hardline goods) 940 employees;
- Covenant Transport Group, Inc. (transportation/logistics) 880 employees;
- SumiRiko Tennessee (automotive parts) 793 employees;
- HUF North America (automotive lock sets) 473 employees;
- American Greetings (gift wrap, ribbons, bows, and cards) 440 employees;

- Parker Hannifin (hydrostatic motors/manual steering gears) 398 employees;
- Walmart Stores, Inc. (Retail) 350 employees;
- Oldcastle Building Envelope (wall systems) 312 employees;
- Worthington Industries (cabs/rollover systems) 310 employees;
- Jarden Zinc Products (zinc casting, rolling, sitting, and fab) 252 employees;
- Seven other employers who employ from 125 up to 185 employees.

Farming generates approximately \$85.6 million annually, and more than \$460 million in economic benefit to the local economy. Greene County is ranked number one in the state in its number of beef and dairy cattle and in all hay with more than 68 thousand acres harvested each year.

Community Contacts

We made two community contacts for the Greene County AA. The community contacts noted the need for more affordable housing with more space needed because low--income families have little income and usually have several generations of a family living in the same house to make ends meet. It was also noted that small businesses are at a disadvantage for operating in the AA because there is not an adequate level of job applicants within the AA based on inadequate skills/training to perform the jobs or the job applicants can not pass drug tests. It was noted that the financial institutions in the AA could contribute more funds to assist in construction of affordable housing. It was noted that some local banks have provided economic development for local businesses within Greene County, but more such funding is needed as well as further development of the local workforce.

Appendix C: Tables of Performance Data

Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan areas are presented in one set of tables. References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of Examination). For purposes of reviewing the lending test tables, the following are applicable: (1) purchased loans are treated as originations/purchases; (2) “aggregate” is the percentage of the aggregate number of reportable loans originated and purchased by all lenders in the MA/assessment area. Deposit data is compiled by the FDIC and is available as of June 30th of each year. Tables without data are not included in this PE. Tables are identified by both letters and numbers, which results from how they are generated in supervisory analytical systems.

The following is a listing and brief description of the tables included in each set:

- Table O. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** – Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.
- Table P. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** – Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MA/assessment area. The table also presents aggregate peer data for the years the data is available.
- Table Q. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** – The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) throughout those geographies. Because small business data is not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank’s assessment area.
- Table R. Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues** – Compares the percentage distribution of the number of small loans (less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to the percentage distribution of businesses with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the business. The table also presents aggregate peer data for the years the data is available.

Table S. Assessment Area Distribution of Loans to Farms by Income Category of the Geography – The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. Because small farm data is not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank’s assessment area.

Table T. Assessment Area Distribution of Loans to Farms by Gross Annual Revenues – Compares the percentage distribution of the number of small loans (less than or equal to \$500,000) originated and purchased by the bank to farms with revenues of \$1 million or less to the percentage distribution of farms with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the farm. The table also presents aggregate peer data for the years the data is available.

Table U. Assessment Area Distribution of Consumer Loans by Income Category of the Geography – Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households throughout those geographies.

Table V. Assessment Area Distribution of Consumer Loans by Income Category of the Borrower – Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of households by income level in each MA/assessment area.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography **2016**

Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate
Greeneville FB AA	20	1,855	100.0	1,449	0.0	0.0	0.0	7.8	0.0	3.7	80.3	91.8	78.9	11.8	8.2	17.5	0.0	0.0	0.0
Total	20	1,855	100.0	1,449	0.0	0.0	0.0	7.8	0.0	3.7	80.3	91.8	78.9	11.8	8.2	17.5	0.0	0.0	0.0

Source: 2010 U.S. Census; 01/01/2016 - 12/31/2016 Loan Sample, 2016 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography **2017-2018**

Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate
Greeneville FB AA	40	4,689	100.0	1,443	0.0	0.0	0.0	9.1	1.6	8.6	80.0	59.5	75.2	10.9	38.9	16.2	0.0	0.0	0.0
Total	40	4,689	100.0	1,443	0.0	0.0	0.0	9.1	1.6	8.6	80.0	59.5	75.2	10.9	38.9	16.2	0.0	0.0	0.0

Source: 2015 ACS Census; 01/01/2017 - 12/31/2018 Loan Sample, 2017 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower **2016**

Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate
Greeneville FB AA	20	1,855	100.0	1,449	20.7	0.0	4.5	18.7	15.0	17.4	22.1	20.0	20.5	38.6	60.0	37.3	0.0	5.0	20.4
Total	20	1,855	100.0	1,449	20.7	0.0	4.5	18.7	15.0	17.4	22.1	20.0	20.5	38.6	60.0	37.3	0.0	5.0	20.4

Source: 2010 U.S. Census ; 01/01/2016 - 12/31/2016 Loan Sample, 2016 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower **2017-2018**

Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate
Greeneville FB AA	40	4,689	100.0	1,443	20.9	2.5	4.7	20.0	20.0	17.3	21.0	25.0	21.0	38.1	52.5	37.6	0.0	0.0	19.4
Total	40	4,689	100.0	1,443	20.9	2.5	4.7	20.0	20.0	17.3	21.0	25.0	21.0	38.1	52.5	37.6	0.0	0.0	19.4

Source: 2015 ACS Census ; 01/01/2017 - 12/31/2018 Loan Sample, 2017 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0

Table Q: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography **2016**

Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate
Greeneville FB AA	20	4,807	100.0	503	0.0	0.0	0.0	14.1	25.0	15.5	64.3	60.0	63.0	21.6	15.0	21.5	0.0	0.0	0.0
Total	20	4,807	100.0	503	0.0	0.0	0.0	14.1	25.0	15.5	64.3	60.0	63.0	21.6	15.0	21.5	0.0	0.0	0.0

Source: 2016 D&B Data; 01/01/2016 - 12/31/2016 Loan Sample; 2016 CRA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0

Table Q: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography **2017-2018**

Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate
Greeneville FB AA	40	6,903	100.0	538	0.0	0.0	0.0	16.6	40.0	17.7	61.9	37.5	60.6	21.6	22.5	21.7	0.0	0.0	0.0
Total	40	6,903	100.0	538	0.0	0.0	0.0	16.6	40.0	17.7	61.9	37.5	60.6	21.6	22.5	21.7	0.0	0.0	0.0

Source: 2017/2018 D&B Data; 01/01/2017 - 12/31/2018 Loan Sample; 2017 CRA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0

Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues **2016**

Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available	
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans
Greeneville FB AA	20	4,807	100.0	503	79.4	75.0	38.4	5.9	20.0	14.7	5.0
Total	20	4,807	100.0	503	79.4	75.0	38.4	5.9	20.0	14.7	5.0

Source: 2016 D&B Data; 01/01/2016 - 12/31/2016 Loan Sample; "--" data not available.
Due to rounding, totals may not equal 100.0

Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues **2017-2018**

Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available	
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans
Greeneville FB AA	40	6,903	100.0	538	79.3	55.0	44.4	5.3	42.5	15.4	2.5
Total	40	6,903	100.0	538	79.3	55.0	44.4	5.3	42.5	15.4	2.5

Source: 2018 D&B Data; 01/01/2017 - 12/31/2018 Loan Sample; 2017 CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0