



## **PUBLIC DISCLOSURE**

June 13, 2022

### **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

Pickens Savings and Loan Association, FA  
Charter Number: 706359

205 East Cedar Rock Street  
Pickens, SC 29671

Office of the Comptroller of the Currency

212 South Tryon Street, Suite 700  
Charlotte, NC 28281

**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.

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## Overall CRA Rating

**Institution’s CRA Rating:** This institution is rated **Satisfactory**.

**The lending test is rated: Satisfactory.**

The major factors that support this rating include:

- The loan-to-deposit ratio is reasonable.
- A substantial majority of loans are inside the assessment area (AA).
- The geographic distribution of loans is reasonable.
- The distribution of loans to borrowers of different income levels is reasonable.

### Loan-to-Deposit Ratio

Considering the bank’s size, financial condition, and credit needs of the AA, the loan-to-deposit (LTD) ratio is reasonable.

Pickens S & LA, FA (“Pickens” or “the bank”) had an average LTD of 67.0 percent for the 20-quarter period since the preceding CRA evaluation. The quarterly average LTD ratio ranged from a low of 55.2 percent to a high of 72.5 percent. In comparison, the quarterly average for seven similarly situated institutions was 70.9 percent and ranged from a low of 27.7 percent to a high of 103.9 percent.

### Lending in Assessment Area

A substantial majority of the loans are inside the AA.

Pickens originated 88.2 percent of its total loans inside the AA during the evaluation period. This analysis is performed at the bank, rather than the AA, level.

<b>Lending Inside and Outside of the Assessment Area</b>										
<b>Loan Category</b>	<b>Number of Loans</b>				<b>Total #</b>	<b>Dollar Amount of Loans \$(000s)</b>				<b>Total \$(000s)</b>
	<b>Inside</b>		<b>Outside</b>			<b>Inside</b>		<b>Outside</b>		
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>		<b>\$</b>	<b>%</b>	<b>\$</b>	<b>%</b>	
Home Mortgage	151	84.8	27	15.2	178	22,995	77.9	6,526	22.1	29,520
Consumer	59	98.3	1	1.7	60	449	98.9	5	1.1	454
<b>Total</b>	210	88.2	28	11.8	238	23,443	78.2	6,531	21.8	29,974

*Source: Bank Data  
Due to rounding, totals may not equal 100.0%*

## **Description of Institution**

Pickens is a federal stock institution headquartered in Pickens, South Carolina with total assets of \$121.0 million and tier one capital of \$12.1 million as of December 31, 2021. Pickens has a full-service branch located at the headquarters and one additional branch in Six Mile, South Carolina. The Six Mile branch has one automated teller machine (ATM) attached and was opened in 2019 during the evaluation period. It is a single state institution that operates as a traditional thrift, primarily originating loans secured by one-to-four family dwellings. The institution is not a subsidiary of a holding company and does not have any affiliates for CRA exam purposes. The assessment area (AA) is comprised solely of Pickens County. Refer to Appendix B for the demographic composition of the AA.

The bank offers a full range of loan and deposit services, including residential mortgages, residential construction loans, home equity lines of credit (HELOC), and second mortgages. Vehicle loans and overdraft lines of credit are also available. Additionally, Pickens offers owner-occupied commercial real estate loans and several types of personal deposit accounts, including low-cost checking accounts and business deposit products.

Total loans were \$58.2 million, representing 48.1 percent of total assets. The loan portfolio consists of 79.5 percent residential real estate loans, 16 percent non-residential real estate, 2.1 percent commercial and industrial loans, and 1.4 percent consumer loans.

There are no legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its AA during the evaluation period. The prior Performance Evaluation dated March 5, 2018, resulted in a satisfactory rating.

## **Scope of the Evaluation**

### **Evaluation Period/Products Evaluated**

This performance evaluation (PE) assesses performance under the Small Bank Community Reinvestment Act (CRA) examination procedures. The procedures include a Lending Test, which evaluates performance toward meeting the credit needs of the AA through lending activities. The lending test was limited to home purchase and consumer loans, which are primary products. The scope of the review also included an assessment of several community development loans.

We analyzed home mortgages and consumer loans for the period of January 1, 2019, through December 31, 2021. The evaluation period for the loan-to-deposit (LTD) ratio is January 1, 2018 through December 31, 2021.

### **Selection of Areas for Full-Scope Review**

In each state where the bank has an office, one or more of AAs within that state was selected for a full-scope review. For purposes of this evaluation, bank delineated assessment areas located within the same metropolitan statistical area (MSA), multistate metropolitan statistical area (MMSA), or combined statistical area (CSA) are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. Refer to the “Scope” section under each State Rating for details regarding how full-scope AAs were selected. Refer to appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

### **Ratings**

The overall rating is based solely on performance in the State of South Carolina, which consists of one AA, Pickens County. Examiners placed more weight on home mortgage loans as this represented the majority of lending within the AA.

## **Discriminatory or Other Illegal Credit Practices Review**

Pursuant to 12 CFR 25.28(c) or 195.28(c), 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 AA 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 Bureau of Consumer Financial Protection, as applicable.

The OCC has not identified that this institution (or any affiliate whose loans have been considered as part of the institution's lending performance) 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.

## **State Rating**

### **State of South Carolina**

**CRA rating for the State of South Carolina:** Satisfactory

**The Lending Test is rated:** Satisfactory

The major factors that support this rating include:

- The loan to deposit ratio is reasonable.
- A substantial majority of loans are inside the AA.
- The geographic distribution of loans is reasonable.
- The distribution of loans to borrowers of different incomes is reasonable.
- Community development lending reflects positively on the overall rating.

### **Description of Institution's Operations in South Carolina**

Pickens has one AA consisting of Pickens County, South Carolina. There are two full-service branches including the main office in Pickens and a branch in Six Mile, South Carolina. There is a single ATM attached to the Six Mile Branch. Pickens County is part of the Greenville-Anderson-Mauldin MSA and borders the counties of Oconee, Greenville, and Anderson. According to the 2015 census, there were no low-income census tracts, eight moderate-income census tracts, 17 middle income census tracts, and three upper-income census tracts. The AA meets legal requirements and does not arbitrarily exclude low-or moderate-income areas.

Competition for deposits in the AA is intense. According to the June 30, 2021 FDIC deposit market share report, Pickens ranked seventh in the AA with \$100.1 million or 3.34 percent of total deposits. The top five depository institutions of Truist Bank, Wells Fargo, Bank of America, First Citizens, and South State have a combined deposit market share of 79.06 percent in the AA.

Competition for home mortgage loans in the AA is also intense. According to the 2020 Peer HMDA Market Share data, 253 lenders originated home loans in the AA. In 2020, the top six lenders (Quicken Loans, On Q Financial, Wells Fargo, Truist Bank, South State Bank, and First Citizens Bank and Trust) combined originated 1,409 mortgages representing 28.44 percent of total originations in the AA.

Local economic conditions have improved and stabilized in the AA since the height of the pandemic in 2020. According to United States Bureau of Labor and Statistics Data as of December 31, 2021, the unemployment rate was 3.6 percent in the AA, an improvement over the 5.6 percent rate posted in 2020. Employment figures in Pickens County are better than the state of South Carolina as a whole, which posted a 4.0 percent unemployment rate for 2021 and a 6.0 percent rate in 2020. Major employers for Pickens County include Reliable Automatic Sprinkler

Company, Yokohama America, Abbott Laboratories, and Prisma Healthcare. There are significantly larger employers located in adjacent Greenville and Anderson counties, including Michelin North America, Clemson University, Milliken & Company, and Duke Energy – each employing in excess of 2,500 workers.

The ability to originate loans was impacted by the COVID-19 Pandemic. The lobby of each branch was closed from March 23, 2021, to May 20, 2021, and July 8, 2021, to September 8, 2021. During this time, the loan department was by appointment only, further limiting the ability to originate loans.

Based upon information from the OCC’s interview with affordable housing and economic development organizations, there is a shortage of affordable housing in Pickens County. The low supply of homes and price accretion has tended to price low- and moderate-income borrowers out of the market.

### Pickens County

<b>Table A – Demographic Information of the Assessment Area</b>						
<b>Assessment Area: Pickens County</b>						
<b>Demographic Characteristics</b>	<b>#</b>	<b>Low % of #</b>	<b>Moderate % of #</b>	<b>Middle % of #</b>	<b>Upper % of #</b>	<b>NA* % of #</b>
Geographies (Census Tracts)	28	0.0	28.6	60.7	10.7	0.0
Population by Geography	120,124	0.0	26.5	61.4	12.1	0.0
Housing Units by Geography	51,731	0.0	27.5	64.7	7.8	0.0
Owner-Occupied Units by Geography	30,915	0.0	21.9	70.8	7.4	0.0
Occupied Rental Units by Geography	13,731	0.0	39.9	50.9	9.2	0.0
Vacant Units by Geography	7,085	0.0	28.3	64.9	6.8	0.0
Businesses by Geography	6,307	0.0	21.7	69.2	9.1	0.0
Farms by Geography	244	0.0	23.0	72.1	4.9	0.0
Family Distribution by Income Level	29,032	22.8	19.2	20.3	37.7	0.0
Household Distribution by Income Level	44,646	28.0	17.0	17.8	37.2	0.0
Median Family Income MSA - 24860 Greenville-Anderson, SC MSA		\$58,097	Median Housing Value			\$127,532
			Median Gross Rent			\$725
			Families Below Poverty Level			11.0%
<i>Source: 2015 ACS and 2021 D&amp;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>						



## **Scope of Evaluation in South Carolina**

The Pickens County AA is the sole AA and will receive a full scope review. The AA can also be found in Appendix A below.

## **LENDING TEST**

Performance under the Lending Test in South Carolina is rated Satisfactory.

## **Conclusions for Area Receiving a Full-Scope Review**

Based on a full-scope review, performance in the Pickens County AA is reasonable.

## **Distribution of Loans by Income Level of the Geography**

Geographic distribution of loans in the AA is reasonable.

### ***Home Mortgage Loans***

Refer to Table O in the state of South Carolina section of appendix D for the facts and data used to evaluate the geographic distribution of home mortgage loan originations and purchases.

The geographic distribution of mortgage loans is reasonable. The percentage of loans inside the moderate-income census tracts was below the percentage of owner-occupied housing units and below aggregate lending in moderate-income tracts. However, this performance is reasonable considering the high level of competition and the high concentration of rental housing in the AA.

There is a high percentage of rental housing units in the eight moderate census tracts. According to 2015 Census Data, rental housing units represented 39.9 percent of total housing units. This high concentration of rental properties may limit lending opportunities within these moderate-income tracts.

Competition for home mortgage loans is also strong within the moderate census tracts. According to 2020 HMDA market share data, 17 lenders originated and purchased 50.2 percent of all loans based on the number of loans originated. These institutions were larger regional and national banks.

### ***Consumer Loans***

Refer to Table U in the state of South Carolina section of appendix D for the facts and data used to evaluate the geographic distribution of consumer loan originations and purchases.

The geographic distribution of consumer loans is poor. The percentage of loans inside moderate-income census tracts was significantly below the percentage of moderate households in the AA. The poor dispersion of loans in moderate-income census tracts is reflective of the high level of

competition in the eastern portion of the AA. There is a high concentration of bank branches in the eastern part of the AA, which is close to industrial areas, Clemson University, and metropolitan areas. Additionally, poverty rates in the AA may have impacted lending opportunities. According to the 2015 Census Data, 40.8 percent of households in moderate-income tracts were below the poverty rate and 37.3 percent receive public assistance. Households below poverty may have difficulty obtaining consumer loans. Lastly, there are a number of large and regional institutions in the area that are able to offer lower prices on vehicles and consumer loans limiting lending opportunities in this loan segment.

### **Distribution of Loans by Income Level of the Borrower**

The distribution of loans to individuals of different income levels is reasonable given the product lines offered by the bank.

#### ***Home Mortgage Loans***

Refer to Table P in the state of South Carolina section of appendix D for the facts and data used to evaluate the borrower distribution of home mortgage loan originations and purchases.

The distribution of home loans reflects reasonable penetration among borrowers of different income levels. For low-income borrowers, the percentage of loans was less than the percentage of low-income borrowers, but higher than the aggregate percentage of loans made to low-income borrowers. The percentage of bank loans to moderate-income borrowers exceeds the percentage of moderate-income borrowers and aggregate lending for moderate-income borrowers in the AA.

The assessment of performance in home lending to low-income borrowers considered the shortage of affordable housing and family poverty rates. According to information obtained from the community contact, there is a shortage of affordable housing in the AA. Census Data from 2015, showed 19 percent of households lived below the poverty rate and 13.4 percent of housing units contained occupants who paid more than 30 percent of their income on monthly rental costs. Families below poverty may have difficulty qualifying for a home mortgage loan.

#### ***Consumer Loans***

Refer to Table V in the state of South Carolina section of appendix D for the facts and data used to evaluate the borrower distribution of consumer loan originations and purchases.

The distribution of loans reflects excellent penetration to borrowers of different income levels. The percentage of loans made to low- and moderate-income borrowers exceeded both the percentages of low- and moderate-income borrowers in the AA.

### **Responses to Complaints**

Pickens did not receive any complaints related to the bank's performance in meeting the credit needs of the AA during the evaluation period.

## **COMMUNITY DEVELOPMENT**

Pickens exhibits adequate responsiveness to community development needs in the state through community development loans considering the capacity, the need, and availability of such opportunities for community development in the assessment area(s). Performance related to community development activities had a positive effect on the rating in the state.

Pickens is an active participant in Centrant Community Capital (Centrant), a consortium of lenders that provides long-term financing for low- to moderate-income multifamily housing developments. The organization sells participation interests in these housing developments to consortium members in a regional area, including the State of South Carolina. During the evaluation period, Pickens purchased an interest in 35 of these loans totaling \$2.6 million.

Additionally, during round one of the pandemic paycheck protection (PPP) program, the bank originated 55 loans totaling \$1.35 million. During the second round of PPP loans, the bank originated 27 loans totaling \$1.25 million.

## Appendix A: Scope of Examination

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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 MSAs and non-MSAs 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.”

<b>Time Period Reviewed:</b>	January 1, 2019 to December 31, 2021	
<b>Bank Products Reviewed:</b>	Home mortgage Consumer Loans Community Development Loans	
<b>Affiliate(s)</b>	<b>Affiliate Relationship</b>	<b>Products Reviewed</b>
None	None	None
<b>List of Assessment Areas and Type of Examination</b>		
<b>Rating and Assessment Areas</b>	<b>Type of Exam</b>	<b>Other Information</b>
<b>South Carolina</b>		
Pickens County	Full Scope	

## Appendix B: Summary of MMSA and State Ratings

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RATINGS: Pickens Federal Savings and Loans Association	
Overall Bank:	Lending Test Rating
Pickens Federal Savings and Loan Association	Satisfactory
State:	
South Carolina	Satisfactory

## Appendix C: Definitions and Common Abbreviations

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The following terms and abbreviations are used in 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. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

**Aggregate Lending (Aggt.):** The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

**Census Tract (CT):** A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances, Census tracts ideally contain about 4,000 people and 1,600 housing units.

**Combined Statistical Area (CSA):** A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

**Community Development (CD):** 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; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

**Community Reinvestment Act (CRA):** The statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including LMI areas, 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, 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-Scope 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), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

**Home Mortgage Loans:** A closed-end mortgage loan or an open-end line of credit as these terms are defined under 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

**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-Scope 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:** Individual income that is less than 50 percent of the area median income.

**Low Income Geography:** A census tract with a median family income that is less than 50 percent.

**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 state/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. The median is the point at which half of the families have income above, and half below, a range of incomes. 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, and half below, a range of incomes.

**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.

**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.

**Rating Area:** A rated area is a state or multi-state metropolitan statistical 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 statistical area, the institution will receive a rating for the multi-state metropolitan statistical 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 1 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.

## Appendix D: Tables of Performance Data

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### Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, 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 the Examination). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) “aggregate” is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/assessment area. Deposit data are compiled by the FDIC and are available as of June 30<sup>th</sup> of each year. Tables without data are not included in this PE.

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 MMSA/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 that were 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) in those geographies. Because aggregate small business data are 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 Revenue** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to: 1) the percentage distribution of businesses with revenues of greater than \$1 million; and 2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business 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. The table also presents aggregate peer data for the years the data is available. Because aggregate small farm data are 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 (loans less than or equal to \$500 thousand) originated and purchased by the bank to farms with revenues of \$1 million or less to: 1) the percentage distribution of farms with revenues of greater than \$1 million; and 2) the percentage distribution of farms for which revenues are not available. The table also presents aggregate peer small farm 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 in 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 MMSA/assessment area.

Table O - Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																			2019-21
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
Pickens SC	151	22,994	100.0	5,286	0.0	0.0	0.0	21.9	13.2	17.3	70.8	85.4	71.9	7.4	1.3	10.8	0.0	0.0	0.0
<b>Total</b>	<b>151</b>	<b>22,994</b>	<b>100.0</b>	<b>5,286</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>21.9</b>	<b>13.2</b>	<b>17.3</b>	<b>70.8</b>	<b>85.4</b>	<b>71.9</b>	<b>7.4</b>	<b>1.3</b>	<b>10.8</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Source: 2015 ACS; Bank Data, 2021 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																			2019-21
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
Pickens SC	151	22,994	100.0	5,286	22.8	9.3	8.2	19.2	23.2	20.5	20.3	23.2	20.9	37.7	41.7	33.2	0.0	2.6	17.1
<b>Total</b>	<b>151</b>	<b>22,994</b>	<b>100.0</b>	<b>5,286</b>	<b>22.8</b>	<b>9.3</b>	<b>8.2</b>	<b>19.2</b>	<b>23.2</b>	<b>20.5</b>	<b>20.3</b>	<b>23.2</b>	<b>20.9</b>	<b>37.7</b>	<b>41.7</b>	<b>33.2</b>	<b>0.0</b>	<b>2.6</b>	<b>17.1</b>

Source: 2015 ACS; Bank Data, 2021 HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0%

<b>Table U: Assessment Area Distribution of Consumer Loans by Income Category of the Geography</b>												<b>2019-2021</b>	
Assessment Area:	Total Consumer Loans			Low-Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available-Income Tracts	
	#	\$	% of Total	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans
Pickens County	59	449	151.3	0.0	0.0	27.4	11.9	64.7	88.1	7.9	0.0	0.0	0.0
<i>Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data.                      Due to rounding, totals may not equal 100.0%</i>													

<b>Table V - Assessment Area Distribution of Consumer Loans by Income Category of the Borrower</b>												<b>2019-2021</b>	
Assessment Area:	Total Consumer Loans			Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Not Available-Income Borrowers	
	#	\$	% of Total	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans
Pickens County	59	449	151.3	28.0	40.7	17.0	30.5	17.8	8.5	37.2	6.8	0.0	13.6
<b>Total</b>	<b>59</b>	<b>449</b>	<b>151.3</b>	<b>28.0</b>	<b>40.7</b>	<b>17.0</b>	<b>30.5</b>	<b>17.8</b>	<b>8.5</b>	<b>37.2</b>	<b>6.8</b>	<b>0.0</b>	<b>13.6</b>
<i>Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data.                      Due to rounding, totals may not equal 100.0</i>													