



LARGE BANK

Comptroller of the Currency
Administrator of National Banks
Washington, DC 20219

Public Disclosure

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Community Reinvestment Act
Performance Evaluation

South Carolina Bank and Trust, National Association
Charter Number: 13918

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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 following table indicates the performance level of **South Carolina Bank and Trust, National Association (SCB&T)** with respect to the Lending, Investment, and Service Tests:

Performance Levels	South Carolina Bank & Trust, N.A. Performance Tests		
	Lending Test*	Investment Test	Service Test
Outstanding			
High Satisfactory	X		X
Low Satisfactory		X	
Needs to Improve			
Substantial Noncompliance			

* The lending test is weighted more heavily than the investment and service tests when arriving at an overall rating.

The major factors that support this rating include:

- SCB&T demonstrated an excellent level of lending and good distributions among borrowers and geographies of different income levels.
- The bank's level of CD lending had a positive impact on the Lending Test conclusions. However, these loans were not innovative or complex.
- SCB&T's level of CD investment opportunities is adequate.
- The bank's delivery systems are accessible to geographies and individuals of different income levels in its AAs. The ATM system provides a reasonable alternative to delivering services to low- and moderate-income geographies.

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.

Block Numbering Area (BNA): A statistical subdivision of a county for grouping and numbering blocks in non-metropolitan counties where local census statistical area committees have not established census tracts. A BNA does not cross county lines.

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 usually have between 2,500 and 8,000 persons, and 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 the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

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 household 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 or a block numbering area 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 do business or have banking offices in a metropolitan area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applications, the amount of loan requested, and the disposition of the application (e.g., approved, denied, and withdrawn).

Home Mortgage Loans: such loans include home purchase and home improvement loans, as defined in the HMDA regulation. This definition also includes loans for multifamily (five or more families) dwellings, loans for the purchase of manufactured homes and refinancing of home improvement and home purchase loans.

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 ten years and used to determine the income level category of geographies. Also, the median income determined by the Department of Housing and Urban Development 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 primary metropolitan area (PMA), metropolitan area (MA), or consolidated metropolitan area (CMA), as defined by the Office of Management and Budget, with a population of 250,000 or more, and any other area designated as such by the appropriate federal financial supervisory agency.

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) and the Thrift Financial Reporting (TFR) 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. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as "small business loans" if the loans are reported on the TFR as nonmortgage, commercial 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 more than 120 percent of the area median income, or a median family income that is more than 120 percent, in the case of a geography.

Description of Institution

South Carolina Bank & Trust, N.A. (SCB&T) is an intrastate bank headquartered in Orangeburg, SC. As of December 31, 2002, SCB&T had total assets of \$961 million. The bank operates 25 banking offices throughout the state (7 offices in Orangeburg County, 2 offices in the Columbia MSA, 5 offices in Beaufort County, 1 office in the City of Greenville, 1 office in the Charleston MSA, and 9 offices in the non-MSA AA). Two of these branches are stand alone drive-through facilities. SCB&T's primary market consists of Orangeburg County, the Columbia MSA, and Beaufort County. This area represents 61% of the bank's total deposits and 65% of its lending activity. SCB&T also has banking offices in the City of Greenville, the Charleston MSA, and 4 contiguous counties known as the South Carolina non-MSA AA (Bamberg, Calhoun, Colleton, and Jasper counties). This area represents 39% of the bank's deposit base on a consolidated basis.

During this evaluation period, the bank did not close any branches. In July 2000, SCB&T opened a second banking office in Columbia, SC and in June 2002, a branch was opened in Greenville, SC. There was no merger or acquisition activity during this evaluation period.

On May 28, 2002, the bank's name was changed from First National Bank to South Carolina Bank & Trust, N.A. SCB&T is a wholly owned subsidiary of First National Corporation (FNC). FNC was headquartered in Orangeburg, SC during our evaluation period and operated three national banks in the state which were headquartered in Orangeburg, York, and Florence counties. In addition, FNC also owned a finance company, Credit South Financial Services Corporation; however, this entity was folded into SCB&T during December 2002. As of January 2003, FNC relocated its operations to Columbia, SC and in July 2003, the bank headquartered in Florence was consolidated into SCB&T. The events that occurred after our evaluation period did not affect the data used during this evaluation. SCB&T is the lead bank of the holding company; representing 84% of its assets.

SCB&T offers a full range of banking products and services. As of December 31, 2002, loans totaled \$763 million and deposits totaled \$759 million. Loans represent 77% of total assets. The distribution of SCB&T's loan portfolio was as follows: 1-4 family residential properties (39%); commercial (includes commercial real estate) (48%); consumer loans (12%) and farm loans (1%). As illustrated by their loan mix, SCB&T is primarily a commercial lender and to a lesser extent, a home mortgage lender. Small farm lending is not a significant product for the bank. SCB&T's Tier 1 capital is \$78 million and their risk based capital to risk weighted assets equals 12%. SCB&T provides correspondent, trust and brokerage services which have no impact on the bank's CRA performance. There are no legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its AA.

SCB&T's CRA performance was rated "Satisfactory" in the last public evaluation dated September 4, 2000.

Scope of the Evaluation

Evaluation Period/Products Evaluated

We evaluated SCB&T's lending performance, which included home mortgage loans subject to filing under HMDA and small loans to businesses. The evaluation period was January 1, 2000 to December 31, 2002. Small loans to farms were not evaluated, as they are not a significant lending activity of the bank. For CD loans, the Investment and Service Tests, we evaluated SCB&T's activities from January 1, 2000 to December 31, 2002.

Data Integrity

In May 2003, we evaluated the accuracy of the bank's 2000, 2001 and 2002 loan data. We found the data to be reliable, with the exception of small business lines of credit that were reported for 2002. We required the bank to correct this portion of the data. During November 2003, we evaluated the bank's corrected data for 2002 and found the information to be accurate. This evaluation is based on accurate data.

Selection of Areas for Full-Scope Review

We selected Beaufort County, the Columbia MSA, and Orangeburg County as our full-scope assessment areas. Beaufort and Orangeburg Counties were selected due to their size and significance as part of the operations of the bank. The Columbia MSA was selected due to the recent relocation of the corporate headquarters to Columbia and that it is a focus market for the bank.

Ratings

The bank's overall rating is based primarily on those areas that received full-scope reviews. In assessing the bank's lending performance, the primary areas of focus were small loans to businesses and home mortgage loans. SCB&T's primary focus is small business with a secondary focus on home mortgage lending. As a result, more weight was given to small loans to businesses in arriving at the bank's overall lending performance rating. In terms of HMDA products, more consideration was given to refinance and home purchase than home improvement loans. This weighting is reflective of the bank's loan volume by product type over the evaluation period.

Other

We contacted six different community development organizations within South Carolina to obtain information about the bank's performance under the CRA. In addition, these contacts also assisted us in obtaining information for use in our community profiles. Some of this information is included in the market profiles section found in Appendix B.

During this evaluation period, we found ample opportunities in the Columbia MSA AA to make Community Development (CD) loans and investments. In the Beaufort County AA and Orangeburg County AA, we found limited opportunities for CD lending or investments. CD service opportunities are ample in all AAs.

Fair Lending Review

We found no evidence of illegal discrimination or other illegal credit practices.

Conclusions with Respect to Performance Tests

LENDING TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the Lending Test is rated "High Satisfactory". Based on full-scope reviews, the bank's performance in the Columbia MSA is excellent, while Beaufort County and Orangeburg County is good.

Lending Activity

Refer to Tables 1 Lending Volume and 1 Other in appendix C for the facts and data used to evaluate the bank's lending activity.

Beaufort County

Lending activity in Beaufort County is excellent. With the seventh deposit market rank, the bank has the twelfth, third, and sixth market ranks for home purchase, home improvement and home refinance loans respectively. In addition, for small business lending the bank has the second market rank for deposit taking institutions only. The bank's deposit market share is 6.6% in Beaufort County. The lending market share for home purchase, home improvement, and refinance is 2.2%, 4.8%, and 3.2% respectively. SCBT's small business lending market share in this AA is 6.5%.

Columbia MSA

Lending activity in the Columbia MSA is adequate. The bank is ranked eleventh in deposit market rank. The bank is market ranked twenty first, twenty fifth and twenty fifth for home purchase, home improvement and home refinance loans respectively. In addition, for small business lending the bank has an eighth market rank for deposit taking institutions. The bank's deposit market share in the Columbia MSA is 0.8%. The lending market share for home purchase, home improvement, and refinance is 0.85%, 0.5%, and 0.83% respectively. In addition, SCBT's small business lending market share in this AA is 2.17%.

Orangeburg County

Lending activity in Orangeburg County is excellent. With the first deposit market rank, the bank has the first market ranks for home purchase, home improvement and home refinance loans. In addition, for small business lending the bank has a first market rank for deposit taking institutions only. The bank's deposit market share in Orangeburg County is 33.5%. The lending market share for home purchase, home improvement, and refinance is 24.8%, 36.3%, and 14.4% respectively. SCBT's small business lending market share in this AA is 34%.

Distribution of Loans by Income Level of the Geography

Home Mortgage Loans

Refer to Tables 2, 3, 4 and 5 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

Beaufort County

Home purchase loan geographic distribution within Beaufort County is adequate. There are no low-income census tracts within this AA. The percentage of loans originated in moderate-income geographies is well below the percent of owner occupied units in like geographies. This is mitigated in that there is only one moderate-income census tract in Beaufort County. The bank's market share of loans in moderate-income geographies exceeds the bank's overall market share in Beaufort County.

Home improvement loan geographic distribution is poor. The bank did not originate any home improvement loans in the one moderate-income census tract in this AA. Therefore, the bank's market share is very poor.

Home refinance loan geographic distribution is adequate. The percentage of loans originated in moderate-income geographies is well below the percent of owner occupied units in like geographies. This is mitigated in that there is only one moderate-income census tract in Beaufort County. The bank's market share of loans in moderate-income geographies exceeds the bank's overall market share in Beaufort County.

Columbia MSA

Home purchase loan geographic distribution within the Columbia MSA is poor. The portions of loans originated in low- and moderate-income geographies is well below the percent of businesses in like geographies. The bank's market share of loans in low-income geographies is below the bank's overall market share of home purchase loans in the MSA. The bank's market share of loans in moderate-income geographies is near the bank's overall market share of loans in the MSA.

Home improvement loan geographic distribution is poor. The bank did not originate any home improvement loans in the low- and/or moderate-income geographies. This is somewhat mitigated by length of time in the market and the limited number of branches in the MSA. The bank's market share of loans in the low- and moderate-income geographies is very poor.

Home refinance loan geographic distribution is poor. The percentage of loans originated in low-income geographies is below the percent of owner occupied units in like geographies. The percentage of loans originated in moderate-income geographies is well below the percent of owner occupied units in like geographies. The bank's market share of loans in low-income geographies is below the bank's overall market share of home refinance loans in the MSA. The market share of loans in moderate-income geographies is significantly below the bank's overall market share in the MSA.

Orangeburg County

Home purchase loan geographic distribution within Orangeburg County is good. The portion of loans made in low-income geographies exceeds the percent of owner occupied units in like geographies. In moderate-income geographies, the percent of loans made is below the percent of owner occupied units in like geographies. In addition, the market share of loans in low- and moderate-income geographies is well below and near the bank's overall market share within the county respectively.

Home improvement loan geographic distribution is excellent. The portion of loans originated in low- and moderate-income geographies exceeds the percent of owner occupied units in like geographies. In addition, the market share of home improvement loans in low- and moderate-income geographies also exceeds the bank's overall market share within the MSA.

Home refinance loan geographic distribution is adequate. The percent of loans originated in low-income geographies is well below the percent of owner occupied units in like geographies. This performance is mitigated by the high level of poverty in Orangeburg County. The percent of loans originated in moderate-income geographies is near the percent of owner occupied units in like geographies. The market share of loans in low- and moderate-income geographies is well below and exceeds the bank's overall market share within the county respectively.

Small Loans to Businesses

Refer to Table 6 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to businesses.

Beaufort County

The geographic distribution of small loans to businesses in Beaufort County is excellent. There are no low-income census tracts within this AA. The portion of loans originated in moderate-income geographies exceeds the percent of businesses in like geographies. The bank's market share of loans in moderate-income geographies exceeds the bank's overall market share of small loans to businesses in the MSA.

Columbia MSA

The geographic distribution of small loans to businesses in the Columbia MSA is excellent. The portion of loans originated in low-income geographies exceeds the percent of businesses in like geographies. The portion of loans originated in moderate-income geographies is near the percent of businesses in like geographies. The bank's market share of loans in low- and moderate-income geographies exceeds the bank's overall market share of small loans to businesses in the MSA.

Orangeburg County

The geographic distribution of small loans to businesses in Orangeburg County is good. The portion of loans originated in low-income geographies is below the percent of businesses in like geographies. The portion of loans originated in moderate-income geographies exceeds the percent of businesses in like geographies. The bank's market share of loans in low-income geographies is near the bank's overall market share of small loans to businesses in the MSA. In addition, the market share of loans in moderate-income geographies exceeds the bank's overall market share of small loans to businesses in the MSA.

Small Loans to Farms

Refer to Table 7 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to farms.

SCB&T's small farm lending performance was not analyzed as the volume of loans was not significant. Small farm loans represent 1% of the bank's lending activity. The data is presented in the table for informational purposes only.

Lending Gap Analysis

We evaluated the lending distribution in the AAs to determine if any unexplained conspicuous gaps existed. We reviewed lending reports detailing the volume of HMDA and small loans to businesses in low- and moderate-income geographies. No unexplained conspicuous gaps were identified.

Inside/Outside Ratio

An adequate percentage of the bank's loan originations are within the bank's AAs. Overall, 86% of SCB&T's loan originations are within their AAs. By loan product, 88% of HMDA loans and 85% of small loans to businesses were inside the AAs. This analysis was performed on the entire bank rather than by AA.

Distribution of Loans by Income Level of the Borrower***Home Mortgage Loans***

Refer to Tables 8, 9, and 10 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

Beaufort County

In evaluating the borrower distribution of home mortgage loans in Beaufort County, we considered the number of families that live below the poverty level and the barriers that this may have on home ownership. Approximately 13% of the families in the AA live below the poverty level. In addition, there is a limited volume of affordable housing stock in this AA. The median housing value is \$127,127 based on 1990 census data; however, a low-income individual earns less than \$21,850 and a moderate-income person earns less than \$34,960. Therefore, opportunities for residential mortgage loans are limited.

Home purchase loan borrower distribution is adequate. The portion of loans originated to low-income borrowers is significantly below the percent of low-income families within the county. The portion of loans to moderate-income borrowers is below the percent of moderate-income families within Beaufort County. The bank's market share of loans to low- and moderate-income families exceeds the overall market share for that type of loan within the AA.

Home improvement loan borrower distribution is good. The portion of loans originated to low-income borrowers is significantly below the percent of low-income families within the county. This is mitigated by the limited level of affordable housing in the AA. Loans originated to moderate-income borrowers exceeds the percent of moderate-income families within the AA. The market share of loans originated to LMI families exceeds the bank's overall market share for that type of loan.

Home refinance loan borrower distribution is poor. The portion of loans originated to low- and moderate-income borrowers is significantly below the percent of low- and moderate-income families within the county. The market share of loans to low-income families exceeds the bank's overall market share for that type of loan. Market share of loans to moderate-income families is significantly below the bank's overall market share for home refinance loans.

Columbia MSA

In evaluating the borrower distribution of home mortgage loans in the Columbia MSA, we considered the number of families that live below the poverty level and the limited availability of affordable housing in the AA. The median housing value for the Columbia MSA is \$74,815 based on 1990 census data. A low-income individual earns less than \$28,200. In addition, approximately 12% of the families in the AA live below the poverty level. As a result of these factors, opportunities for home purchase, home improvement, and refinance loans within the AA are limited.

Home purchase loan borrower distribution is adequate. The portion of loans originated to low-income borrowers is well below the percent of low-income families within the county. The portion of loans to moderate-income borrowers is near the percent of moderate-income families within the MSA. The bank's market share of loans to low- and moderate-income families is well below the overall market share for that type of loan within the AA.

Home improvement loan borrower distribution is poor. The portion of loans originated to low- and moderate-income borrowers is well below the percent of low- and moderate-income families within the MSA. The market share of loans originated to LMI families is well below the bank's overall market share for that type of loan.

Home refinance loan borrower distribution is poor. The portion of loans originated to low-income borrowers is well below the percent of low-income families within the MSA. The portion of loans originated to moderate-income borrowers is below the percent of moderate-income families within the MSA. The market share of loans to low- and moderate-income families is well below the bank's overall market share for home refinance loans.

Orangeburg County

In evaluating the borrower distribution of home mortgage loans in Orangeburg County, we considered the number of families that live below the poverty level and the limited availability of affordable housing in the AA. Approximately 26% of the families live below the poverty level in this AA. Also, the median housing value, based on 1990 census data, is \$50,147 in Orangeburg County. A low-income individual earns less than \$21,850 which makes it difficult for these borrowers to purchase and maintain a home in this AA.

Home purchase loan borrower distribution is good. The portion of loans originated to low-income borrowers is significantly below the percent of low-income families within the county. The portion of loans to moderate-income borrowers exceeds the percent of moderate-income families within the MSA. The bank's market share of loans to low- and moderate-income families is near and below the overall market share for that type of loan within the AA respectively.

Home improvement loan borrower distribution is excellent. The portion of loans originated to low- and moderate-income borrowers exceeds the percent of low- and moderate-income families within Orangeburg County. The market share of loans originated to low-income families exceeds the bank's overall market share for home improvement loans. The market share of loans originated to moderate-income families exceeds the bank's overall market share for that type of loan.

Home refinance loan borrower distribution is poor. The portion of loans originated to low-income borrowers is significantly below the percent of low-income families within the AA. The portion of loans originated to moderate-income borrowers is below the percent of moderate-income families within the county. The market share of loans to low- and moderate-income families is significantly below the bank's overall market share for home refinance loans.

Small Loans to Businesses

Refer to Table 11 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to businesses.

Beaufort County

The borrower distribution of small loans to businesses is excellent in Beaufort County. The percentage of loans to small businesses is greater than the percent of small businesses in the AA. The bank's market share of small loans to businesses exceeds its overall business loan market share. The bank also makes a majority of these loans in smaller amounts.

Columbia MSA

The borrower distribution of small loans to businesses is excellent in the Columbia MSA. The percentage of loans to small businesses substantially meets the percent of small businesses in the AA. The bank's market share of small loans to businesses exceeds its overall business loan market share. The bank also makes a majority of these loans in smaller amounts.

Orangeburg County

The borrower distribution of small loans to businesses is excellent in Orangeburg County. The percentage of loans to small businesses is greater than the percent of small businesses in the AA. The bank's market share of small loans to businesses exceeds its overall business loan market share. The bank also makes a high majority of these loans in smaller amounts.

Small Loans to Farms

Refer to Table 12 in the appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to businesses.

SCB&T's small farm lending performance was not analyzed as the volume of loans was not significant. Small farm loans represent 1% of the bank's lending activity. The data is presented in the table for informational purposes only.

Community Development Lending

Refer to Table 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's level of community development lending. This table includes all CD loans, including multifamily loans that also qualify as CD loans. In addition, Table 5 includes geographic lending data on all multi-family loans, including those that also qualify as CD loans. Table 5 does not separately list CD loans, however.

Beaufort County

The bank did not originate any community development loans in Beaufort County during the assessment period. This had a neutral impact on the Lending Test rating.

Columbia MSA

Community development lending had a significant positive impact on lending performance in the Columbia MSA. During the evaluation period, the bank originated a loan for \$775 thousand for the rehabilitation of an apartment complex targeted to low- and moderate-income individuals. The bank also originated a \$600 thousand loan for the purchase and improvements to a mobile home park. The rental rates for these housing units are affordable for low- and moderate-income individuals.

Orangeburg County

Community development lending had a neutral impact on lending performance in the Orangeburg County AA. During the evaluation period, the bank originated eight loans totaling \$681 thousand for affordable housing as well as stabilization and revitalization within the AA. Of this total, \$200 thousand was for the construction of two quadraplexes targeted to low- and moderate-income individuals.

Product Innovation and Flexibility

SCB&T participates in a home loan product that provides flexible terms and conditions that aid low- and moderate-income individuals in obtaining home loans as follows:

South Carolina State Housing Finance and Development Authority (SCSHFDA) – the HOME Down Payment Assistance Program loan product features a \$2 thousand soft second mortgage which is forgiven once the borrower has lived in the residence over five years. These funds can be applied to the closing costs or downpayment for the purchase of a single-family dwelling. The second mortgage is only available in conjunction with the SCSHFDA first mortgage loan program. Additional benefits of the program include a low interest rate on the second mortgage and a three year interest deferral period. An additional requirement is that home ownership and maintenance education is required for homebuyers.

SCB&T originated 101 loans for approximately \$5.2 million during the assessment period. This program had a positive impact on the lending test rating.

Conclusions for Areas Receiving Limited-Scope Reviews

Based on limited-scope reviews, the bank's performance under the lending test in the South Carolina non-MSA is considered good and not inconsistent with the bank's overall high satisfactory performance under the lending test. The bank's performance in the Charleston-North Charleston MSA is considered excellent and stronger than the bank's overall performance. Stronger performance resulted from a more favorable distribution of home mortgage loans among geographies and borrowers of different income levels. Performance in the Greenville-Spartanburg-Anderson MSA is considered adequate and weaker than the bank's overall performance. Weaker performance resulted from a less favorable geographic distribution of home mortgage loans and small loans to businesses, as well as limited time in the market. Refer to Tables 1 through 13 in appendix C for the facts and data that support these conclusions.

INVESTMENT TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the investment test is rated "Low Satisfactory". The bank's performance under the Investment Test in Beaufort County AA is considered poor. The bank's performance under the Investment Test was adequate in the Columbia MSA and in the Orangeburg County AA.

Refer to Table 14 in appendix C for the facts and data used to evaluate the bank's level of qualified investments.

Beaufort County

SCB&T made two qualified community development investments totaling \$2 thousand during the assessment period. The investments were to support non-profit organizations that provide affordable housing to low- and moderate-income citizens.

Columbia MSA

SCB&T made four qualified community development investments totaling \$22 thousand during the assessment period. The majority of this investment was used to fund a Law School scholarship awarded to low- and moderate-income students, with the balance made up of contributions to local community organizations supporting affordable housing and revitalization objectives for low- and moderate-income persons or geographies.

SCB&T also had one prior period investment with \$156 thousand outstanding at December 31, 2002. The investment was to contribute to the South Carolina Economic Development Activity Loan Trust. This trust was established to finance economic development projects that benefit low- and moderate-income individuals. The proceeds from loans extended under the trust are used to make loans to small businesses throughout the state of South Carolina. The prior period investment continues to benefit small businesses throughout the state.

Orangeburg County

SCB&T made eighteen qualified community development investments totaling \$38 thousand during the assessment period. The largest percentage of this investment was to fund a program sponsored by a local college to promote the financial education of low- and moderate-income children. SCB&T also funded individual scholarships at the local Technical College for low- and moderate-income individuals. The balance of this investment was made up of contributions to local community organizations supporting affordable housing and revitalization objectives for low- and moderate-income persons or geographies. As discussed earlier, we found limited opportunities for CD Investments in Orangeburg County.

Conclusions for Area Receiving Limited-Scope Reviews

Based on limited-scope reviews, Investment Test performance in the Charleston MSA and the South Carolina Non-MSA is poor and is weaker than the overall “Low Satisfactory” rating for the bank as a whole. This is due to the lower volume of investments made in these AAs as it relates to the size of the bank’s operations in these markets. Investment Test performance in the Greenville MSA is good and is stronger than the overall performance for the bank as a whole. The reason for the better performance is a higher level of investments in this assessment area given the size of the bank’s operations in this market.

SERVICE TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the Service Test is rated "High Satisfactory". In the Beaufort AA, the bank's performance under the Service Test is adequate. The bank's performance under the Service Test is good in the Columbia MSA and Orangeburg County.

Retail Banking Services

Refer to Table 15 in appendix C for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings.

Beaufort County

Service delivery systems are reasonably accessible to geographies and individuals of different income levels. Although there were no bank branches located in moderate-income geographies, this is mitigated by the minimal number of moderate-income census tracts in Beaufort County. In addition, only 3.7% of the population within the county resides in the single moderate-income tract. Branch openings and closings have not adversely affected the accessibility of its delivery systems particularly in moderate-income geographies. The bank did not open or close any branches within the assessment area during the evaluation period. Lastly, hours and services do not vary in a way that inconveniences people living in the MSA.

In addition to traditional delivery systems, the bank also has a number of alternative delivery systems available to its customers. In the Beaufort and Orangeburg AA's, the bank offers Saturday hours. SCB&T has toll-free telephone banking that allows its customers to access essentially all of the bank's services over the phone lines. In addition to telephone banking, customers with Internet access can also perform deposit transactions at the bank's web site SCBandT.com. Bank management was unable to provide any information on the impact of these systems on LMI individuals or geographies.

Columbia MSA

Service delivery systems are accessible to geographies and individuals of different income levels. SCB&T has two branches in the Columbia MSA. One of the branches is in a moderate-income census tract, and the other branch is in an upper income census tract. Fifty percent (50%) of the bank's branches in the AA are in a moderate income tract while 22.7% of the population within the AA resides in moderate-income tracts. Although the bank has no branches in low-income tracts, only 5.7% of the population resides in those geographies.

In addition to branches, the bank has two full-service ATMs within the assessment area. The two full-service ATMs are attached to the aforementioned branches. The bank did not close any branches and opened one branch within the assessment area during the evaluation period. In addition, hours and services do not vary in a way that inconveniences people living in the MSA.

Orangeburg County

Service delivery systems are accessible to geographies and individuals of different income levels. SCB&T has seven branches in Orangeburg County. One of the branches is located in a low-income census tract and has two full-service ATMs at that location. There are four branches located in moderate-income census tracts in the AA. Fourteen (14%) of the bank's branches in this AA are located in low-income geographies and 57.1% of the branches are located in moderate-income geographies. This compares favorably to the population residing in low- and moderate-income geographies at 3.1% and 41.4% respectively. The bank did not open or close any branches within the assessment area during the evaluation period. In addition, hours and services do not vary in a way that inconveniences people living in the MSA.

Community Development Services*Beaufort County*

SCB&T did not provide any community development services in the Beaufort County AA.

Columbia MSA

SCB&T did not provide any community development services in the Columbia MSA.

Orangeburg County

SCB&T provided an adequate number of community development services in Orangeburg County. The community development services performed in this area were largely educational in nature and specifically addressed identified community credit needs.

Conclusions for Areas Receiving Limited-Scope Reviews

Based on limited scope reviews, Service Test performance in the Charleston MSA was adequate and weaker than the bank's overall "High Satisfactory" rating for the bank as a whole. This performance is due to a less favorable distribution of offices in low- and moderate-income geographies. Service Test performance in the Greenville MSA and South Carolina non-MSA is excellent and stronger than the overall performance for the bank as a whole. The reason for the better performance is due to a more favorable branch distribution in these assessment areas. Of note, the Greenville MSA has only one branch and it is located in a low-income census tract.

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 non-metropolitan 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, Investment and Service Tests: (1/1/00 to 12/31/02)	
Financial Institution	Products Reviewed	
South Carolina Bank & Trust, N.A. (SCB&T) Orangeburg, SC	HMDA, Small Business, Community Development Loans and Investments	
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
Beaufort County Columbia MSA #1760 Orangeburg County Charleston MSA #1440 City of Greenville #3160 SC Non-MSA	Full Scope Full Scope Full Scope Limited Scope Limited Scope Limited Scope	

Appendix B: Market Profiles for Full-Scope Areas

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Market Profiles for Areas Receiving Full-Scope Reviews

Beaufort County.....	B-2
Columbia MSA #1760.....	B-3
Orangeburg County	B-4

Beaufort County

Demographic Information for Full-Scope Area: Beaufort County						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	22	0	5	45	50	0
Population by Geography	86,425	0	4	59	37	0
Owner-Occupied Housing by Geography	19,941	0	4	49	47	0
Businesses by Geography	4,604	0	5	77	19	0
Farms by Geography	139	0	8	63	30	0
Family Distribution by Income Level	23,017	15	13	19	53	0
Distribution of Low- and Moderate-Income Families throughout AA Geographies	6,474	0	7	71	23	0
Median Family Income HUD Adjusted Median Family Income for 2002 Households Below the Poverty Level	= \$26,904 = \$43,700 = 13.19%	Median Housing Value Unemployment Rate (December 2002)		= \$127,127 = 2.5%		

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 1990 U.S. Census, and 2002 HUD updated MFI.

The Beaufort County AA consists of all of Beaufort County. SCB&T has five full service ATMs in the AA. SCB&T also has five branches in the AA.

As of June 30, 2002, deposits in the AA totaled \$136 million or 19% of total franchise deposits. SCB&T is the seventh largest deposit holder in the AA with a market share of 6.6%. Lighthouse Community Bank, Wachovia and Bank of America have the first, second and third largest deposit shares with 17.1%, 16.3% and 14.3% respectively. Three other financial institutions with the fourth through sixth market shares have a combined market share of approximately 22%.

Beaufort County has a reasonably diversified economy. Industry sectors with the greatest concentrations in employment include government, service and military. The top three private industry employers in Beaufort are Wal-Mart, Publix Supermarkets and Malphrus Construction Company. Beaufort County has traditionally had a low unemployment rate.

We obtained information from our community contacts that we conducted during our examination. Contacts revealed that there is a minimal level of affordable housing in the county. The following needs of LMI individuals or areas were also identified during these community contacts:

- Credit education including credit counseling, credit repair and how to establish credit.
- Affordable housing credit including down payment assistance and flexible terms.
- Rehab financing.

Columbia MSA #1760

Demographic Information for Full-Scope Area: Columbia MSA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	106	10	24	40	25	0
Population by Geography	453,331	6	23	45	26	0
Owner-Occupied Housing by Geography	107,051	2	19	47	32	0
Businesses by Geography	22,000	12	27	39	22	0
Farms by Geography	392	2	23	53	22	0
Family Distribution by Income Level	116,038	19	18	24	38	0
Distribution of Low- and Moderate-Income Families throughout AA Geographies	43,204	9	32	45	15	0
Median Family Income HUD Adjusted Median Family Income for 2002 Households Below the Poverty Level	= \$35,732 = \$56,400 = 11.8%	Median Housing Value Unemployment Rate (December 2002)				= \$74,815 = 3.4%

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 1990 U.S. Census, and 2002 HUD updated MFI.

The Columbia MSA consists of Lexington and Richland counties. SCB&T has two full service ATMs in the assessment area. SCB&T has two branches in the assessment area as well.

As of June 30, 2002, deposits in the AA totaled \$55 million or approximately 8% of the total franchise deposits. SCB&T is the eleventh largest deposit holder in the AA with a market share of 0.8%. The top three financial institutions with the largest deposit market shares are Wachovia, Bank of America and Branch Banking and Trust Company with 31.3%, 17.7% and 15.8% respectively.

The Columbia MSA has a well-diversified economy. Industry sectors with the greatest concentrations in employment include government, trade, services and manufacturing. The largest private sector employers in the MSA include Palmetto Health Alliance, Blue Cross/Blue Shield, Wal-Mart Stores, SCANA Corp., Bell South and Michelin Tire. During 2002, the average unemployment rate was 3.5% with an annual high of 3.7% and a low of 3.1%.

We obtained information from our community contacts that we conducted during our examination. The needs of LMI individuals or areas were identified during these community contacts as follows:

- Credit education including credit counseling, credit repair and how to establish credit.
- Affordable housing credit including down payment assistance and flexible terms.
- Home improvement and rehab financing.

Orangeburg County

Demographic Information for Full-Scope Area: Orangeburg County						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	22	5	36	41	9	9
Population by Geography	84,803	3	41	43	13	0
Owner-Occupied Housing by Geography	21,165	1	38	46	15	0
Businesses by Geography	4,374	10	36	39	15	0
Farms by Geography	274	2	28	65	5	0
Family Distribution by Income Level	21,636	28	17	19	36	0
Distribution of Low- and Moderate-Income Families throughout AA Geographies	9,707	4	46	43	8	0
Median Family Income HUD Adjusted Median Family Income for 2002 Households Below the Poverty Level	= \$26,904 = \$43,700 = 25.7%	Median Housing Value Unemployment Rate (December 2002)		= \$50,147 = 11.8%		

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 1990 U.S. Census, and 2002 HUD updated MFI.

The Orangeburg County AA consists of all of Orangeburg County. SCB&T has seven full service ATMs in the AA. SCB&T has seven branches in the AA.

As of June 30, 2002, deposits in the AA totaled \$250 million or 35% of total franchise deposits. SCB&T is the largest deposit holder in the AA with a market share of 33.5%. Orangeburg National Bank has the second deposit market share at 18.6%. Bank of America and Branch Banking and Trust Company have the third and fourth market shares with 11.5% and 10.9% respectively.

Orangeburg County has a reasonably diversified economy. Industry sectors with the greatest concentrations in employment include government, health care and manufacturing. The largest private sector employers in Orangeburg County include American Yarn Products, American Koyo Bearing Mfg., and Ambler Industries. The Regional Medical Center of Orangeburg and Calhoun Counties is also a major employer in the county.

We obtained information from our community contacts that we conducted during our examination. The following needs of LMI individuals or areas were identified during these community contacts:

- Credit education including credit counseling, and homebuyer education.
- Affordable housing credit with more flexible terms.
- Construction financing for affordable housing.

Appendix C: Tables of Performance Data

Content of Standardized 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: purchased loans are treated as originations/purchases and market share is the number of loans originated and purchased by the bank as a percentage of the aggregate number of reportable loans originated and purchased by all lenders in the MA/assessment area. Tables without data are not included in this PE.

The following is a listing and brief description of the tables:

- Table 1. Lending Volume** - Presents the number and dollar amount of reportable loans originated and purchased by the bank over the evaluation period by MA/assessment area. Community development loans to statewide or regional entities or made outside the bank’s assessment area may receive positive CRA consideration. Refer to Interagency Q&As __.12(i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such loans. When such loans exist, insert a line item with the appropriate caption, such as “Statewide/Regional” or “Out of Assessment Area,” in the MA/Assessment Area column and record the corresponding numbers and amounts in the “Community Development Loans” column.
- Table 1. Other Products** - Presents the number and dollar amount of any unreported category of loans originated and purchased by the bank over the evaluation period by MA/assessment area. Examples include consumer loans or other data that a bank may provide, at its option, concerning its lending performance. This is a two-page table that lists specific categories.
- Table 2. Geographic Distribution of Home Purchase Loans** - 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 market share information based on the most recent aggregate market data available.
- Table 3. Geographic Distribution of Home Improvement Loans** - See Table 2.
- Table 4. Geographic Distribution of Home Mortgage Refinance Loans** - See Table 2.
- Table 5. Geographic Distribution of Multifamily Loans** - Compares the percentage distribution of the number of multifamily loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of multifamily housing units throughout those geographies. The table

also presents market share information based on the most recent aggregate market data available.

- Table 6. Geographic Distribution of Small Loans to Businesses** - 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. The table also presents market share information based on the most recent aggregate market data available. Because small business 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 7. Geographic Distribution of Small Loans to Farms** - 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 market share information based on the most recent aggregate market data available. Because 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 8. Borrower Distribution of Home Purchase Loans** - 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 market share information based on the most recent aggregate market data available.
- Table 9. Borrower Distribution of Home Improvement Loans** - See Table 8.
- Table 10. Borrower Distribution of Refinance Loans** - See Table 8.
- Table 11. Borrower Distribution of Small Loans to Businesses** - 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. Market share information is presented based on the most recent aggregate market data available.
- Table 12. Borrower Distribution of Small Loans to Farms** - 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.

Market share information is presented based on the most recent aggregate market data available.

Table 13. Geographic and Borrower Distribution of Consumer Loans (OPTIONAL) - For geographic distribution, the table 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 within each geography. For borrower distribution, the table 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 of households by income level in each MA/assessment area.

Table 14. Qualified Investments - Presents the number and dollar amount of qualified investments made by the bank in each MA/AA. The table separately presents investments made during prior evaluation periods that are still outstanding and investments made during the current evaluation period. Prior-period investments are reflected at their book value as of the end of the evaluation period. Current period investments are reflected at their original investment amount even if that amount is greater than the current book value of the investment. The table also presents the number and dollar amount of unfunded qualified investment commitments. In order to be included, an unfunded commitment must be legally binding and tracked and recorded by the bank's financial reporting system.

A bank may receive positive consideration for qualified investments in statewide/regional entities or made outside of the bank's assessment area. See Interagency Q&As __.12(i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such investments. When such investments exist, insert a line item with the appropriate caption, such as "Statewide/Regional" or "Out of Assessment Area," in the MA/Assessment Area column and record the corresponding numbers and amounts in the "Qualified Investments" column.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings - Compares the percentage distribution of the number of the bank's branches in low-, moderate-, middle-, and upper-income geographies to the percentage of the population within each geography in each MA/AA. The table also presents data on branch openings and closings in each MA/AA.

Table 1. Lending Volume

LENDING VOLUME		Geography: SOUTH CAROLINA						Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002				
MA/Assessment Area:	% of Rated Area Loans (#) in MA/AA	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans**		Total Reported Loans		% of Rated Area Deposits in MA/AA***
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$(000's)	
Full Review:												
Beaufort County	17.85	697	137,763	757	98,957	2	56	0	0	1,456	236,776	18.90
Columbia MSA	13.93	495	81,079	640	82,497	1	4	2	1,375	1,138	164,955	7.62
Orangeburg County	33.70	920	74,279	1,740	120,951	88	3,622	8	681	2,756	199,533	34.68
Limited Review:												
Charleston-North Charleston	13.12	349	20,217	680	39,471	41	1,233	1	1,100	1,071	62,021	11.11
Greenville-Spartanburg-Anderson MSA	0.60	26	4,699	23	4,657	0	0	0	0	49	9,356	0.04
South Carolina Non-MSA	20.80	536	39,808	1,131	67,768	29	2,298	1	72	1,697	109,946	27.66

* Loan Data as of December 31, 2002. Rated area refers to either the state or multi-state MA rating area.

** The evaluation period for Community Development Loans is January 1, 2000 to December 31, 2002.

*** Deposit Data as of January 1, 2000. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE			Geography: SOUTH CAROLINA				Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002					Market Share (%) by Geography				
MA/Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Over all	Low	Mod	Mid	Upp	
	#	% of Total**	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans						
Full Review:																
Beaufort County	204	19.90	NA	NA	4.32	1.47	48.99	46.08	46.69	52.45	2.24	NA	8.70	3.04	1.68	
Columbia MSA	201	19.61	1.57	0.50	19.05	6.47	47.32	50.75	32.05	42.29	0.85	0.68	0.84	0.95	0.76	
Orangeburg County	389	37.95	1.16	1.29	37.58	28.28	46.12	30.85	15.14	39.59	24.77	7.69	23.73	19.70	32.35	
Limited Review:																
Charleston-North Charleston	79	7.71	NA	NA	39.13	51.90	60.87	48.10	NA	NA	3.63	NA	4.56	3.29	NA	
Greenville-Spartanburg-Anderson MSA	2	0.20	6.12	0.00	24.18	0.00	29.94	0.00	39.75	100.00	0.07	0.00	0.00	0.00	0.17	
South Carolina Non-MSA	150	14.63	NA	NA	29.41	23.33	70.59	76.67	NA	NA	11.46	NA	8.70	12.78	NA	

* Based on 2002 Peer Mortgage Data: SE Region.

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied housing units in a particular geography divided by the number of owner occupied housing units in the area based on 1990 Census information.

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT															
Geography: SOUTH CAROLINA															
Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002															
MA/Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography				
	#	% of Total**	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Over all	Low	Mod	Mid	Upp
Full Review:															
Beaufort County	15	4.75	NA	NA	4.32	0.00	48.99	66.67	46.69	33.33	4.79	NA	0.00	6.03	2.86
Columbia MSA	7	2.22	1.57	0.00	19.05	0.00	47.32	71.43	32.05	28.57	0.51	0.00	0.00	0.78	0.33
Orangeburg County	115	36.39	1.16	1.74	37.58	45.22	46.12	40.00	15.14	13.04	36.32	100.00	38.95	28.13	57.89
Limited Review:															
Charleston-North Charleston	98	31.01	NA	NA	39.13	59.18	60.87	40.82	NA	NA	21.34	NA	21.49	21.19	NA
Greenville-Spartanburg-Anderson MSA	1	0.32	6.12	0.00	24.18	0.00	29.94	0.00	39.75	100.00	1.18	0.00	0.00	0.00	3.45
South Carolina Non-MSA	80	25.32	NA	NA	29.41	10.00	70.59	90.00	NA	NA	25.42	NA	13.89	28.37	NA

* Based on 2002 Peer Mortgage Data: SE Region.

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied housing units in a particular geography divided by number of owner occupied housing units in the area based on 1990 Census information.

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE												Geography: SOUTH CAROLINA					Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002				
MA/Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography										
	#	% of Total**	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Over all	Low	Mod	Mid	Upp						
Full Review:																					
Beaufort County	474	28.38	NA	NA	4.32	1.69	48.99	46.84	46.69	51.48	3.26	NA	7.41	5.09	2.28						
Columbia MSA	285	17.07	1.57	1.05	19.05	5.96	47.32	43.86	32.05	49.12	0.83	0.70	0.45	0.74	0.99						
Orangeburg County	411	24.61	1.16	0.24	37.58	34.06	46.12	37.96	15.14	27.74	14.43	0.00	15.37	13.77	15.29						
Limited Review:																					
Charleston-North Charleston	172	10.30	NA	NA	39.13	61.63	60.87	38.37	NA	NA	4.96	NA	9.57	3.08	NA						
Greenville-Spartanburg-Anderson MSA	23	1.38	6.12	0.00	24.18	8.70	29.94	43.48	39.75	47.83	0.83	0.00	0.40	1.00	0.96						
South Carolina Non-MSA	305	18.26	NA	NA	29.41	23.28	70.59	76.72	NA	NA	10.03	NA	8.49	10.74	NA						

* Based on 2002 Peer Mortgage Data: SE Region.

** Home mortgage refinance loans originated and purchased in the MA/AA as a percentage of all home mortgage refinance loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied housing units in a particular geography divided by number of owner occupied housing units in the area based on 1990 Census information.

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY		Geography: SOUTH CAROLINA						Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002							
MA/Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography				
	#	% of Total**	% of MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	Over all	Low	Mod	Mid	Upp
Full Review:															
Beaufort County	4	33.33	NA	NA	0.41	0.00	8.24	0.00	91.35	100.00	44.44	NA	0.00	0.00	66.67
Columbia MSA	2	16.67	12.02	0.00	15.53	50.00	56.80	50.00	15.66	0.00	9.52	0.00	14.29	10.00	0.00
Orangeburg County	5	41.67	15.97	20.00	43.90	40.00	24.03	20.00	16.10	20.00	60.00	100.0	0.00	100.0	100.0
Limited Review:															
Charleston-North Charleston	0	0.00	0.00	0.00	19.67	0.00	80.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Greenville-Spartanburg-Anderson MSA	0	0.00	10.75	0.00	22.08	0.00	35.21	0.00	31.96	0.00	0.00	0.00	0.00	0.00	0.00
South Carolina Non-MSA	1	8.33	0.00	0.00	62.60	100.00	37.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

* Based on 2002 Peer Mortgage Data: SE Region.

** Multifamily loans originated and purchased in the MA/AA as a percentage of all multifamily loans originated and purchased in the rated area.

*** Percentage of multifamily units is the number of multifamily housing units in a particular geography divided by number of multifamily housing units in the area based on 1990 Census information.

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES																
Geography: SOUTH CAROLINA Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002																
MA/Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography					
	#	% of Total**	% of Businesses***	% BANK Loans	% of Businesses***	% BANK Loans	% of Businesses***	% BANK Loans	% of Businesses***	% BANK Loans	% of Businesses***	% BANK Loans	Overall	Low	Mod	Mid
Full Review:																
Beaufort County	757	15.23	NA	NA	2.73	3.43	39.48	58.65	57.79	37.91	6.49	NA	14.85	10.61	4.71	
Columbia MSA	640	12.87	8.70	12.03	22.00	19.69	41.23	33.91	28.07	34.38	2.17	4.43	2.55	1.83	2.37	
Orangeburg County	1,740	35.00	11.52	8.51	35.24	35.80	38.18	32.47	15.06	23.22	34.02	31.72	37.37	30.24	48.69	
Limited Review:																
Charleston-North Charleston	680	13.68	NA	NA	33.44	53.53	66.56	46.47	NA	NA	6.50	NA	21.16	5.96	NA	
Greenville-Spartanburg-Anderson MSA	23	0.46	21.09	13.04	20.03	4.35	27.14	39.13	31.75	43.48	0.42	0.36	0.37	0.47	0.47	
South Carolina Non-MSA	1,131	22.75	NA	NA	33.52	18.83	66.48	81.17	NA	NA	22.22	NA	15.95	29.27	NA	

* Based on 2002 Peer Small Business Data: US.

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet 2003.

Table 7. Geographic Distribution of Small Loans to Farms

Geographic Distribution: SMALL LOANS TO FARMS															Geography: SOUTH CAROLINA					Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002				
MA/Assessment Area:	Total Small Farm Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography													
	#	% of Total**	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans	Overall	Low	Mod	Mid	Upp									
Full Review:																								
Beaufort County	2	1.24	NA	NA	6.60	0.00	42.64	50.00	50.76	50.00	10.00	NA	0.00	0.00	16.67									
Columbia MSA	1	0.62	1.53	0.00	20.03	0.00	50.63	0.00	27.82	100.00	0.00	0.00	0.00	0.00										
Orangeburg County	88	54.66	2.02	0.00	29.29	35.23	63.97	57.95	4.71	6.82	54.76	0.00	73.33	41.67	66.67									
Limited Review:																								
Charleston-North Charleston	41	25.47	NA	NA	48.21	60.98	51.79	39.02	NA	NA	56.25	NA	85.71	37.50	NA									
Greenville-Spartanburg-Anderson MSA	0	0.00	6.67	0.00	24.00	0.00	32.00	0.00	37.33	0.00	0.00	0.00	0.00	0.00	0.00									
South Carolina Non-MSA	29	18.01	NA	NA	27.14	6.90	72.86	93.10	NA	NA	28.00	NA	0.00	31.82	NA									

* Based on 2002 Peer Small Business Data: US.

** Small loans to farms originated and purchased in the MA/AA as a percentage of all small loans to farms originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet 2003.

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE		Geography: SOUTH CAROLINA						Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002							
MA/Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share				
	#	% of Total**	% Families***	% BANK Loans****	% Families**	% BANK Loans****	% Families*	% BANK Loans****	% Families*	% BANK Loans****	Over all	Low	Mod	Mid	Upp
Full Review:															
Beaufort County	204	19.90	15.29	2.50	12.84	8.00	18.82	14.00	53.06	75.50	2.72	3.45	2.99	2.69	
Columbia MSA	201	19.61	19.49	7.07	17.75	14.14	24.36	19.70	38.41	59.09	1.01	0.42	0.42	0.82	
Orangeburg County	389	37.95	27.79	11.23	17.08	19.06	18.91	24.54	36.23	45.17	28.79	25.97	21.39	29.76	
Limited Review:															
Charleston-North Charleston	79	7.71	26.42	22.78	18.21	20.25	23.22	22.78	32.15	34.18	4.08	6.82	1.94	4.93	4.12
Greenville-Spartanburg-Anderson MSA	2	0.20	23.32	50.00	18.52	0.00	20.19	0.00	37.98	50.00	0.08	0.00	0.00	0.00	0.18
South Carolina Non-MSA	150	14.63	27.88	6.12	16.81	16.33	19.48	26.53	35.83	51.02	12.79	11.11	9.87	11.63	15.41

* Based on 2002 Peer Mortgage Data: SE Region.

** As a percentage of loans with borrower income information available. No information was available for 1.56% of loans originated and purchased by Bank.

*** Percentage of Families is based on the 1990 Census information.

**** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT			Geography: SOUTH CAROLINA				Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002					Market Share				
MA/Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Over all	Low	Mod	Mid	Upp	
	#	% of Total**	% Families**	% BANK Loans****	% Families* **	% BANK Loans****	% Families* **	% BANK Loans****	% Families* **	% BANK Loans****						
Full Review:																
Beaufort County	15	4.75	15.29	6.67	12.84	13.33	18.82	13.33	53.06	66.67	5.36	12.50	10.00	2.56	4.95	
Columbia MSA	7	2.22	19.49	0.00	17.75	0.00	24.36	50.00	38.41	50.00	0.60	0.00	0.00	0.69	1.03	
Orangeburg County	115	36.39	27.79	29.36	17.08	22.94	18.91	22.02	36.23	25.69	37.89	45.65	38.00	30.61	37.78	
Limited Review:																
Charleston-North Charleston	98	31.01	26.42	35.05	18.21	22.68	23.22	23.71	32.15	18.56	22.12	32.08	16.18	26.00	16.36	
Greenville-Spartanburg-Anderson MSA	1	0.32	23.32	0.00	18.52	0.00	20.19	0.00	37.98	100.00	0.00	0.00	0.00	0.00	0.00	
South Carolina Non-MSA	80	25.32	27.88	21.33	16.81	30.67	19.48	20.00	35.83	28.00	26.92	21.43	35.71	32.50	17.39	

* Based on 2002 Peer Mortgage Data: SE Region.

** As a percentage of loans with borrower income information available. No information was available for 4.11% of loans originated and purchased by Bank.

*** Percentage of Families is based on the 1990 Census information.

**** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE												Geography: SOUTH CAROLINA					Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002				
MA/Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share										
	#	% of Total**	% Families**	% BANK Loans****	% Families* **	% BANK Loans****	% Families* **	% BANK Loans****	% Families* **	% BANK Loans****	Over all	Low	Mod	Mid	Upp						
Full Review:																					
Beaufort County	474	28.38	15.29	1.70	12.84	4.46	18.82	16.56	53.06	77.28	4.21	4.40	2.40	4.75	4.26						
Columbia MSA	285	17.07	19.49	3.53	17.75	10.95	24.36	21.20	38.41	64.31	1.08	0.43	0.41	0.83	1.67						
Orangeburg County	411	24.61	27.79	6.16	17.08	12.32	18.91	28.08	36.23	53.45	18.87	11.90	12.74	18.26	22.76						
Limited Review:																					
Charleston-North Charleston	172	10.30	26.42	9.47	18.21	13.61	23.22	34.32	32.15	42.60	5.85	5.14	3.95	6.43	6.50						
Greenville-Spartanburg-Anderson MSA	23	1.38	23.32	8.70	18.52	0.00	20.19	8.70	37.98	82.61	1.00	1.11	0.00	0.00	1.74						
South Carolina Non-MSA	305	18.26	27.88	9.40	16.81	22.15	19.48	28.86	35.83	39.60	11.85	11.32	13.42	10.98	11.81						

* Based on 2002 Peer Mortgage Data: SE Region.

** As a percentage of loans with borrower income information available. No information was available for 1.2% of loans originated and purchased by Bank.

*** Percentage of Families is based on the 1990 Census information.

**** Home mortgage refinance loans originated and purchased in the MA/AA as a percentage of all home mortgage refinance loans originated and purchased in the rated area.

Table11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES					Geography: SOUTH CAROLINA			Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002	
MA/Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Market Share	
	#	% of Total**	% of Businesses***	% BANK Loans****	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev \$1 Million or Less
Full Review:									
Beaufort County	757	15.23	80.02	81.77	61.29	24.70	14.00	6.49	16.89
Columbia MSA	640	12.87	81.16	79.38	66.09	19.84	14.06	2.17	4.97
Orangeburg County	1,740	35.00	81.34	89.54	84.25	10.00	5.75	34.02	67.90
Limited Review:									
Charleston-North Charleston	680	13.68	82.61	85.29	87.94	8.24	3.82	6.50	17.78
Greenville-Spartanburg-Anderson MSA	23	0.46	79.66	86.96	47.83	30.43	21.74	0.42	1.01
South Carolina Non-MSA	1,131	22.75	82.77	89.12	86.12	9.28	4.60	22.22	53.62

* Based on 2002 Peer Small Business Data: US.

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2003).

**** Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 3.14% of small loans to businesses originated and purchased by the Bank.

Table12. Borrower Distribution of Small Loans to Farms

Borrower Distribution: SMALL LOANS TO FARMS					Geography: SOUTH CAROLINA			Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002	
MA/Assessment Area:	Total Small Loans to Farms		Farms With Revenues of \$1 million or less		Loans by Original Amount Regardless of Farm Size			Market Share [*]	
	#	% of Total ^{**}	% of Farms ^{***}	% BANK Loans ^{****}	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$500,000	All	Rev \$1 Million or Less
Full Review:									
Beaufort County	2	1.24	86.29	100.00	100.00	0.00	0.00	10.00	16.67
Columbia MSA	1	0.62	93.32	100.00	100.00	0.00	0.00	0.00	0.00
Orangeburg County	88	54.66	90.24	90.91	90.91	7.95	1.14	54.76	60.61
Limited Review:									
Charleston-North Charleston	41	25.47	89.29	85.37	97.56	2.44	0.00	56.25	66.67
Greenville-Spartanburg-Anderson MSA	0	0.00	89.33	0.00	0.00	0.00	0.00	0.00	0.00
South Carolina Non-MSA	29	18.01	93.31	100.00	79.31	10.34	10.34	28.00	36.84

^{*} Based on 2002 Peer Small Business Data: US.

^{**} Small loans to farms originated and purchased in the MA/AA as a percentage of all small loans to farms originated and purchased in the rated area.

^{***} Farms with revenues of \$1 million or less as a percentage of all farms (Source D&B - 2003).

^{****} Small loans to farms with revenues of \$1 million or less as a percentage of all loans reported as small loans to farms. No information was available for 4.97% of small loans to farms originated and purchased by Bank.

Table 14. Qualified Investments

QUALIFIED INVESTMENTS									
Geography: SOUTH CAROLINA									
Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002									
MA/Assessment Area:	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
Full Review:									
Beaufort County	1	28	2	2	3	30	13.95	0	0
Columbia MSA	1	12	4	22	5	34	15.81	0	0
Orangeburg County	1	53	18	38	19	91	42.33	0	0
Limited Review:									
Charleston-North Charleston	1	16	1	1	2	17	7.91	0	0
Greenville-Spartanburg-Anderson MSA	1	1	1	1	2	2	0.93	0	0
South Carolina Non-MSA	1	40	1	1	2	41	19.07	0	0

* 'Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the examination date.

** 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS Geography: SOUTH CAROLINA Evaluation Period: JANUARY 1, 2000 TO DECEMBER 31, 2002																	
MA/Assessment Area:	Deposits	Branches						Branch Openings/Closings						Population			
	% of Rated Area Deposits in AA	# of BANK Branches	% of Rated Area Branches in AA	Location of Branches by Income of Geographies (%)				# of Branch Openings	# of Branch Closings	Net change in Location of Branches (+ or -)				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
Beaufort County	18.89	5	20.00	0.00	0.00	60.0	40.0	0	0	0	0	0	0	0.00	3.70	59.40	36.90
Columbia MSA	7.62	2	8.00	0.00	50.0	0.00	50.0	0	0	0	0	0	0	5.66	22.65	45.28	26.25
Orangeburg County	34.68	7	28.00	14.3	57.1	14.3	14.3	0	0	0	0	0	0	3.06	41.36	42.79	12.79
Limited Review:																	
Charleston-North Charleston	11.11	1	4.00	0.00	0.00	100	0.00	0	0	0	0	0	0	0.00	38.58	61.42	0.00
Greenville-Spartanburg-Anderson MSA	0.04	1	4.00	0.00	0.00	0.00	0.00	1	0	+1	0	0	0	10.77	29.26	30.82	29.15
South Carolina Non-MSA	27.66	9	36.00	0.00	33.3	66.7	0.00	0	0	0	0	0	0	0.00	31.80	68.20	0.00

