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RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DORCHESTER, MA
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

10/20

185123

02 OCT 18 PM 2:33

SUBORDINATION AGREEMENT

Citizens Bank of Massachusetts, holder of a Mortgage from Timothy F Pyne and Barbara E Pyne to Citizens Bank of Massachusetts dated December 30, 2000 in the amount of \$25,000.00 and recorded in the Records of Land Evidence in the City/Town of Quincy in the State/Commonwealth of Massachusetts in the Norfolk Registry of Deeds in Book/Volume No. 14638 Page No. 369 with Instrument Number _____ dated January 4, 2001@1:43PM ("Subordinated Mortgage") hereby agree that said Mortgage and the obligations secured thereby shall be and hereby are subordinate and junior in right to a Mortgage given by Timothy F Pyne and Barbara E Pyne to GMAC Mortgage Corporation dated 9.25.02 in the face amount of \$140,000.00 to be recorded herewith, and to future advances thereunder, to the same extent as if the latter Mortgage had been executed and recorded and all advances made thereunder prior in time to the execution and recording of the Subordinated Mortgage.

Executed as a sealed instrument this 23rd day of September, 2002.

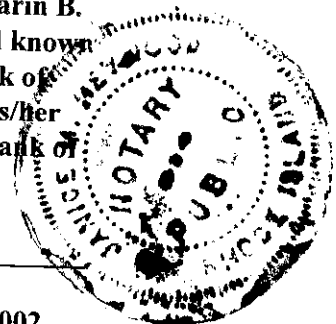
Citizens Bank of Massachusetts

Karin B. Mott
Karin B. Mott, Assistant Vice President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Riverside on the 23rd day of September, 2002 before me personally appeared Karin B. Mott, Assistant Vice President of Citizens Bank of Massachusetts to me known and known by me to be the party executing the foregoing instrument on behalf of Citizens Bank of Massachusetts and he/she acknowledged said instrument by him/her executed in his/her said capacity to be his/her free act and deed and the free act and deed of Citizens Bank of Massachusetts.

Janice M. Heywood
Janice M. Heywood, Notary Public
My commission expires: October 28, 2002



ORDER #: 2714038

NOT
AN
OFFICIAL
COPY

EXHIBIT A

NOT
AN
OFFICIAL
COPY

ALL THAT PARCEL OF LAND IN THE CITY OF QUINCY, NORFOLK COUNTY,
COMMONWEALTH OF MASSACHUSETTS, AS MORE FULLY DESCRIBED IN DEED BOOK 8991,
PAGE 650, BEING KNOWN AND DESIGNATED AS LOT 21, PLAN ENTITLED MERRYMOUNT FILED
IN PLAT BOOK 1893, PAGE 241.

BY FEE SIMPLE DEED FROM DAVID M. RYAN AND CAROL A. RYAN AS SET FORTH IN BOOK
8991 PAGE 650 DATED 07/22/1999 AND RECORDED 07/22/1999, NORFOLK COUNTY RECORDS,
COMMONWEALTH OF MASSACHUSETTS.