

FELICIA SIMON
FLORENCE COUNTY
REGISTER OF DEEDS

180 N. Irby St ~ Florence, SC 29501 (843) 665-3032

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #: 2025016252

Receipt Number: 26031

Return To:

Recorded As: EREC-SATISFACTION OF
MORTGAGE

Recorded On: December 11, 2025

Recorded At: 09:33 AM

Received From: BIS

Parties:

Book/Page: DMA 1190: 946 - 948

Direct- MORTGAGE ELECTRONIC REGISTRATION

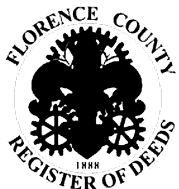
Total Pages: 3

Indirect- MARK ESTATES LLC

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee: \$10.00

Tax Charge: \$0.00



RELEASE PREPARED BY AND

AFTER RECORDING RETURN TO: **DS DocSolutionUSA**

DocSolutionUSA, LLC dba DocSolution, Inc.
2316 Southmore
Pasadena, TX 77502
713-941-4928

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

Selene/ROL

Loan #: 2005176190-ER



MIN: 101633800000346704

MERS Telephone No. 1-888-679-6377

STATE OF SOUTH CAROLINA) MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE
FILING, AND SECURITY AGREEMENT SATISFACTION
PURSUANT TO SECTION 29-3-330(B)(3) OF THE SOUTH CAROLINA CODE OF LAWS, 1976

The undersigned being the mortgagee of record, the trustee of a deed of trust, or the legal representative, agent of officer, or attorney-in-fact of the mortgagee of recorded or the trustee of the trust, under a written agreement duly recorded, of either of the foregoing, certifies:

The debt secured by the following described Security Instruments recorded in the office of the Clerk of Court or Register of Deeds of FLORENCE County is:

☒ paid in full and the lien or the foregoing instrument has been released; or

☐ the lien of the foregoing instrument has been released.

Identification of Security Instruments being released:

That Certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT having been given by **MARK ESTATES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE AS NOMINEE FOR CHAMPIONS FUNDING, LLC AND ITS SUCCESSORS AND ASSIGNS, ITS SUCCESSORS AND ASSIGNS** to secure payment of loan in the amount of **\$268,125.00**, which MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT dated **6/27/2025** was recorded on **7/2/2025** in Book **DMA 1165** Page **212-237** as Document **2025008649**, in the Official Records of **FLORENCE County** Clerk's, State of **SC** together with the note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT upon the property described as being property address **1020 GROVE BLVD, FLORENCE, SC 29501**.

The Clerk of Court or Register of Deeds may enter this cancellation into record.

Under penalties of perjury, I declare that I have examined this affidavit this 9 day of December, 2025 and, to the best of my knowledge and belief, it is true, correct, and complete.

WITNESS my/our hand this 9 day of Dec, 2025

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CHAMPIONS FUNDING, LLC AND ITS SUCCESSORS AND ASSIGNS, its successors and assigns

BY: Lisa Marie King

NAME: LISA MARIE KING
TITLE: VICE PRESIDENT

Witness: [Signature]

Printed Name: Rubie G. [Signature]

Witness 2: Kayla Carru

Printed Name: Kayla Carru

STATE OF TEXAS

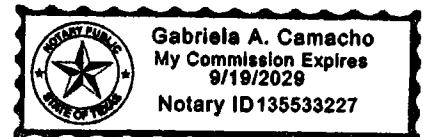
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared LISA MARIE KING, VICE PRESIDENT, known to me (or proved to me on the oath of _____), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CHAMPIONS FUNDING, LLC AND ITS SUCCESSORS AND ASSIGNS, its successors and assigns, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 9 day of Dec, A.D. 2025.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 9/19/2029

For Notary Seal:



ADDRESS:

c/o MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as mortgagee, P.O. Box 2026, Flint, MI 48501-2026

Mortgage Funding date 6/27/2025 in the amount of 268125.0000
Property Address: 1020 GROVE BLVD, FLORENCE, SC 29501