

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

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

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

Instrument #: 2020028759

Receipt Number: 174655 **Return To:**

Recorded As: EREC-SATISFACTION OF MORTGAGE

Recorded On: August 04, 2020

Recorded At: 08:46:36 AM **Received From:** SIMPLIFILE

Recorded By: JAMIE WIEMANN **Parties:**

Book/Page: RB 3448: 697 - 698 Direct- NIEVES, EDWARD ALEXIS

Total Pages: 2 Indirect- AMERIS BANK

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

Recording Fee: \$10.00

Tax Charge: \$0.00



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

When Recorded Mail To:
PennyMac Loan Services, LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 8023303457

SOUTH CAROLINA MORTGAGE/DEED OF TRUST 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 or officer, or attorney-in-fact of the mortgagee of record or the trustee of the trust, under written agreement duly recorded, of either of the foregoing, certifies:

MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS
NOMINEE FOR AMERIS BANK, ITS SUCCESSORS AND ASSIGNS
MORTGAGOR: EDWARD ALEXIS NIEVES AND CHRISTINA MARIE NIEVES
MORTGAGE AMOUNT: \$306,000.00
DATED: 03/19/2019

Present Holder: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS
MORTGAGEE, AS NOMINEE FOR AMERIS BANK, ITS SUCCESSORS AND ASSIGNS

The debt secured by the mortgage recorded in the office of the Clerk of Court or Register of Deeds of
BERKELEY County in **Vol 2976 and Page 216** is:

- ☒ paid in full and the lien or the foregoing instrument has been released; or
☐ the lien of the foregoing instrument has been released.

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 declaration this 03rd day of August in the year 2020 and, to the best of my knowledge and belief, it is true, correct, and complete.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS
NOMINEE FOR AMERIS BANK, ITS SUCCESSORS AND ASSIGNS

By: Tracy Rogers
TRACY ROGERS
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

Signed and Delivered in the presence of:

Shannon McKinney
SHANNON MCKINNEY
WITNESS

Angela Pavao
ANGELA PAVAO
WITNESS

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 03rd day of August in the year 2020, by Tracy Rogers as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AMERIS BANK, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Alyssa Say
ALYSSA SAY
COMM EXPIRES: 10/02/2022



ALYSSA SAY
NOTARY PUBLIC
STATE OF FLORIDA
COMM# GG249609
EXPIRES: 10/2/2022

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
PNMRC 414879936 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100920700001181775 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T032008-12:44:28 [C-1] ERCNSC5



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