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 #: 2020028761

Receipt Number: 174657 Return To:

Recorded As: EREC-PARTIAL RELEASE OF

MORTGAGE

Recorded On: August 04, 2020

Recorded At: 08:49:24 AM Received From: SIMPLIFILE

Recorded By: LYNETTE SHELTON Parties:

Book/Page: RB 3448: 714 - 716 Direct- TRUE HOMES LLC

Total Pages: 3 Indirect- WELLS FARGO BANK NA

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Cynthia B Forte - Register of Deeds

MAIL AFTER RECORDING TO Hankin & Pack, PLLC, 2820 Selwyn Avenue, Suite 425, Charlotte, NC 28209 P-20-03829 I		
THIS INSTRUMENT WAS PREPARED BY	Hankin & Pack, PLLC	
BRIEF DESCRIPTION FOR THE INDEX Lot 155, Phase I, Steeplechase, Phase 2		
STATE OF SOUTH CAROLINA)	PARTIAL RELEASE OF MORTGAGE LIEN	
COUNTY OF BERKELEY)		
	ay of, 2020, by and between WELLS FARGO	

WITNESSETH: That whereas the Borrower heretofore executed certain Construction Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, recorded **February 23, 2017** in Book <u>2398</u>, Page <u>104</u>, as supplemented in Book <u>3297</u>, Page <u>840</u>, <u>BERKELEY</u> County Registry, to secure a certain Note therein set out due and payable to the Note Holder and

WHEREAS, the Borrower has requested the Note Holder to release from the lien of the Mortgage so much of the land therein conveyed as is hereinafter described, and the Note Holder has agreed to do so;

NOW THEREFORE, the Note Holder, for a valuable consideration paid by the Borrower, the receipt of which is hereby acknowledged has remised and released and by these presents does remise, release and forever quitclaim unto the Borrower and his heirs and assigns certain lands situate in **BERKELEY** County, South Carolina more particularly described as follows:

ALL that certain piece, parcel or tract of land, described as all of Lot 155, Steeplechase, Phase 2, as delineated and shown on a plat entitled: "A Subdivision Plat of Steeplechase Phase 2 – TMS#197-00-02-027, prepared by Philip R. Bryan, Jr., dated 4/9/2019, last revised 11/12/2019 and recorded 1/23/2020 in the RMC Office for Berkeley County, S.C. in Plats 2020002614 through 2020002616.

Derivation:

Being in all respects a portion of the property conveyed by Dependable Development, Inc. to True Homes, LLC recorded March 11, 2020 in Book 3297, Page 835 in the Office of the Register of Deeds for Berkeley County, South Carolina.

Parcel ID 1971002056

TO HAVE AND TO HOLD the aforesaid parcel of land unto the Borrower, his heirs and assigns, free and discharged from the lien of the Mortgage herein above mentioned.

But it is understood and agreed that this release shall apply only to so much of the lands as are herein expressly described and conveyed, and that the remainder of said land shall remain subject to the lien of said Mortgage, and shall remain in full force and effect.

When reference is made to the Note Holder and Borrower, the singular shall include the plural and masculine shall include feminine or neuter.

IN TESTIMONY WHEREOF, the Note Holder have hereunto set their hands and seals, and if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

WELLS FARGO BANK, N.A.	
By: Connie M. Branham Officer	-
Title:	
Witness #1: Low Lawards	Witness #2 (may be notary)
CORPORATE ACKNOWLEDGMENT	
STATE NC COUNTY FORSING	
I, <u>NEVINE SMIN</u> , Notary Public of the aforesa	
personally came before me this day and acknowledged t	
BANK, N.A., and that as foregoing on behalf of the said corporation.	being authorized to do so, executed the
Witness my hand and official seal, this the 29 day	of <u>JULY</u> , 2020.
Notary Public	Lt
My Commission Expires:	Kevin E Smith
	NOTARY PUBLIC
	Forsyth County, NC My Commission Expires March 15, 2021