

CYNTHIA B FORTE  
BERKELEY COUNTY  
REGISTER OF DEEDS

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

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

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

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Instrument #:	2021003139	
Receipt Number:	196782	Return To:
Recorded As:	EREC-PARTIAL RELEASE OF MORTGAGE	
Recorded On:	January 21, 2021	
Recorded At:	12:17:41 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 3660: 944 - 946	Direct- EASTWOOD CONSTRUCTION LLC
Total Pages:	3	Indirect- FIFTH THIRD BANK NATIONAL ASSOCIATION

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

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Recording Fee: \$17.00  
Tax Charge: \$0.00



*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

Recording Requested By:  
FIFTH THIRD BANK

When Recorded Return To:

LIEN RELEASE  
FIFTH THIRD BANK  
38 FOUNTAIN SQUARE PLAZA  
MD# 1MOBB1  
CINCINNATI, OH 45276



**PARTIAL RELEASE OF MORTGAGE**

FIFTH THIRD BANK - COMMERCIAL#: \*\*\*\*\*44-L "EASTWOOD CONSTRUCTION, LLC" Berkeley, South Carolina

KNOW ALL MEN BY THESE PRESENTS that FIFTH THIRD BANK, NATIONAL ASSOCIATION holder of a certain mortgage, made and executed by EASTWOOD CONSTRUCTION, LLC, originally to FIFTH THIRD BANK, in the County of Berkeley, and the State of South Carolina, Dated: 11-14-2012 Recorded: 11-14-2012 as Instrument No. 27672, Book/Reel/Liber 9794, Page/Folio 155, does hereby acknowledge payment and satisfaction of the same, and in consideration thereof, does hereby remise, release, convey and quitclaim the right, title, interest, claim or demand whatsoever it may have acquired in said mortgage, as to that portion of the property described below.  
-AMENDMENT TO MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING or Extension Dated: 11-09-2017 Recorded: 11-20-2017 as Instrument No. 2017041780, Book/Reel/Liber 2613, Page/Folio 604, between EASTWOOD CONSTRUCTION, LLC and FIFTH THIRD BANK \$120,000,000.00

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Property Address: LOT 183 SOPHIA LANDING, XXXX, SC 00000

It is expressly understood and agreed by and between the parties hereto that this partial release is in no way to discharge the lien of said Mortgage or any other associated security instruments upon any other of the premises described therein but it is only to release the portion particularly described herein and none other; and that the remaining or unreleased portions of the premises in said security instruments described are to remain as security for the payment of the indebtedness to be paid thereby.

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

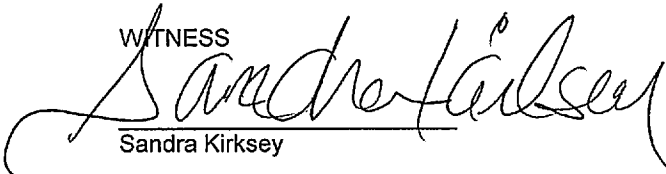
FIFTH THIRD BANK, NATIONAL ASSOCIATION  
On January 21st, 2021

By:   
Kathy Bohman, Assistant Vice-President

WITNESS

  
Cheryl Cullick

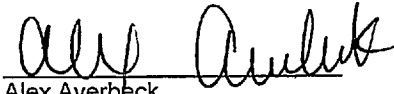
WITNESS

  
Sandra Kirksey

STATE OF Ohio  
COUNTY OF Hamilton

On January 21st, 2021, before me, Alex Averbeck, a Notary Public in and for Hamilton in the State of Ohio, appeared Kathy Bohman, Assistant Vice-President of FIFTH THIRD BANK, NATIONAL ASSOCIATION, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, that no oath or affirmation was administered prior to signing, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,

  
Alex Averbeck  
Notary Expires: 10/14/2025 #2020-RE-821262



## PARTIAL RELEASE OF MORTGAGE Page 2 of 2

## Exhibit A:

ALL these certain pieces, parcels or lots of land, situate, lying and being in Berkeley County, South Carolina, as more particularly shown and designated as LOT 183, PHASE 5, SOPHIA LANDING SUBDIVISION AT MONTAGUE PLANTATION, as shown on that certain Plat entitled, "FINAL PLAT SHOWING THE SUBDIVISION OF TMS 235-10-02-053 TO FORM LOTS 134 THRU 169 AND LOTS 173 THRU 202 AND LOTS 206 THRU 232 & 387 AND HOA&D.E. & AND HOA & PHASE 5 SOPHIA LANDING AT MONTAGUE PLANTATION PROPERTY OF MALPHRUS LAND, LLC LOCATED IN THE CITY OF GOOSE CREEK BERKELEY COUNTY, SC," prepared by Joseph O. Eelman, dated July 4, 2016 and recorded in the Berkeley County Register of Deeds Office on August 9, 2016 in Plat Cabinet S, Page 200-I. Said lots of land having such, size, shape, buttings and boundings as will by reference to said plat more fully appear.

THIS BEING the same property conveyed to Eastwood Construction, LLC, a North Carolina limited liability company by Deed of Malphrus Land, LLC, dated November 9, 2017 and recorded in the Berkeley County Register of Deeds simultaneously herewith.