

When Recorded Mail To:
Freedom Mortgage Corporation
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

YORK COUNTY, SC	
2025031594	SATISFACTION
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
09-18-2025	08:18:54 AM
BK:RB 22142	PG:405-405

Loan No 0159699339



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 GROVES CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS
MORTGAGOR: RACHELE FAMILIA AND GREGORIO FAMILIA

DATED: 07/29/2024

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

The debt secured by the mortgage recorded in the office of the Clerk of Court or Register of Deeds of YORK
County in Vol RB 21446 and Page 69 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 17th day of September in the year 2025 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 GROVES CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS

By: 
ALAN BAKER
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:

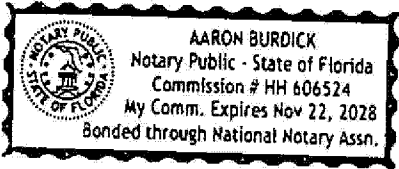

LAUREN ASTLE
WITNESS


KOSTADINA EISELE
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 17th day of September in the year 2025, by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GROVES CAPITAL, INC., 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.


AARON BURDICK
COMM EXPIRES: 11/22/2028



FM001 447108658 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
101463910000146320 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T172509-12:32:28 [C-1] ERCNSC5



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