



2024008856
 SATISFACTION MORTGAGE
 RECORDING FEES \$10.00
 PRESENTED & RECORDED:
 07-26-2024 10:29:53 AM
 BRITTANY GRANT
 REGISTER OF DEEDS
 LANCASTER COUNTY, SC
 BY: TERRY PARKMAN

BK: MORT 5168
PG: 310 - 311

MORTGAGE SATISFACTION

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 a written agreement duly recorded, of either of the foregoing, certifies:

The debt secured by the mortgage/deed of trust recorded in the office of the Clerk of Court or Register of Deeds of Lancaster County in book 4666 at page 234-241 is:

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

Original mortgagor(s): Anne K. Krob and John R. Krob

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 24th day of July, 2024 and, to the best of my knowledge and belief, it is true, correct, and complete.

WITNESS my/our hand this 24th day of July, 2024.

Julia McDonald
 (Witness Signature)

Tracie Luck
 (Signature of mortgagee)

[Signature]
 (Witness Signature)

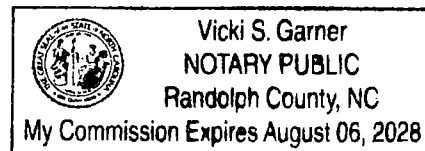
Tracie Luck, Movement Bank VP/Loan Operations Manager
 (Printed name of corporation/mortgagee)

State of NC
 County of Randolph

ACKNOWLEDGEMENT

This instrument was acknowledged before me this 24th day of July, 2024 (date)
 by Tracie Luck, Movement Bank VP, Loan Ops Mgr (name & title of authorized signer),
 of Movement Bank (name of corporation/entity acknowledging)
 on behalf of the corporation/entity.

Signature of Notary Vicki S. Garner
 Notary Public, State of NC / County - Randolph
 Printed Name of Notary Vicki S. Garner
 My Commission Expires: August 06, 2028



RECORDATION REQUESTED BY:

Movement Bank
Movement Bank - Danville Va.
201 N. Union Street
P. O. Box 6400
Danville, VA 24541-0640

WHEN RECORDED MAIL TO:

Movement Bank
Movement Bank - Danville Va.
201 N. Union Street
P. O. Box 6400
Danville, VA 24541-0640

SEND TAX NOTICES TO:

Movement Bank
Movement Bank - Danville Va.
201 N. Union Street
P. O. Box 6400
Danville, VA 24541-0640

Originator's NMLSR ID: 1492914

Origination Co.'s NMLSR ID: 649771

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|-------------------------|-------------|
| LANCASTER COUNTY, SC | |
| 2022002349 | MORTGAGE |
| RECORDING FEES | \$25.00 |
| STATE TAX | \$0.00 |
| COUNTY TAX | \$0.00 |
| PRESENTED & RECORDED | |
| 02-11-2022 | 01:44:14 PM |
| BRITTANY GRANT | |
| REGISTER OF DEEDS | |
| LANCASTER, COUNTY SC | |
| By: TERRY PARKMAN | |
| BK:MORT 4666 PG:234-241 | |

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MORTGAGE

MAXIMUM LIEN. The amount of indebtedness secured by this Mortgage, including the outstanding amount of the Credit Agreement and all future advances shall at no time exceed the principal amount of \$40,000.00, plus interest, reasonable attorneys' fees, court costs and the expenses to preserve and protect the Property. Interest under the Credit Agreement will be deferred, accrued or capitalized, but Lender shall not be required to defer, accrue or capitalize any interest except as provided in the Credit Agreement.

THIS MORTGAGE dated February 11, 2022, is made and executed between Anne K. Krob, whose address is 5072 Barcroft Drive, Indian Land, SC 29707 and John R. Krob, whose address is 5072 Barcroft Drive, Indian Land, SC 29707 (referred to below as "Grantor") and Movement Bank, whose address is 201 N. Union Street, P. O. Box 6400, Danville, VA 24541-0640 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, grants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Lancaster County, State of South Carolina:

See Exhibit A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 5072 Barcroft Drive, Indian Land, SC 29707.

REVOLVING LINE OF CREDIT. This Mortgage secures the indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Grantor up to a maximum principal amount of \$40,000.00 so long as Grantor complies with all the terms of the Credit Agreement. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the Indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance. This Mortgage shall remain an open mortgage of record to secure future advances in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) even in the event all sums secured by this Mortgage may be fully paid at any one time; however, upon request of Grantor, Lender will cause this Mortgage to be released and cancelled of record upon full payment of all indebtedness then owing, and upon such cancellation of this Mortgage of record, this Mortgage shall become null and void. Such release shall be without charge to Grantor; however, Grantor shall pay all costs of recordation, if any, and all documentary stamps due on the Credit Agreement evidencing future advances secured by this Mortgage.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by