

LANCASTER COUNTY, SC
2025009084ASSIGNMENT OF MORTGA
RECORDING FEES \$10.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED
07-11-2025 12:58:04 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: DAVID HUGHES
BK:MORT 5377 PG:331-334

WHEN RECORDED, RETURN TO:

CV3 Financial Services, LLC
2101 East El Segundo Blvd. Ste #203,
El Segundo, CA 90245

Loan No. 7931577
Property ID No.: 0086B-0B-027.00

ASSIGNMENT OF MORTGAGE

For value received, the undersigned, CV3 Financial Services, LLC, a Delaware Limited Liability Company (CFL License No. 60DBO-183355), having an address at 2101 E. El Segundo Blvd., Suite 203, El Segundo, California 90245 ("Assignor"), hereby grants, assigns and transfers to CV3 Alpha Trust, a Delaware statutory trust, having an address of 2101 East El Segundo Blvd. Ste #203, El Segundo, CA 90245 ("Assignee"), all of the undersigned's rights, title and interest due or to become due in and to that certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, together with that certain Secured Note in the amount of \$129,000.00, each dated June 11, 2025, executed by Worldwide Premier Investments Inc LLC, a South Carolina limited liability company ("Borrower"), in favor of CV3 Financial Services, LLC, a Delaware limited liability company, which was recorded on June 25th, 2025, as Instrument Number 2025008266 B:5367 P:220 in the Recorder's Office of the County of Lancaster, State of South Carolina (the "Mortgage"), against:

The real property located in the City of Lancaster, County of Lancaster, State of South Carolina, described as follows:

SEE EXHIBIT "A," ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF,

commonly known as 1428 Pink Dogwood Ave, Lancaster, South Carolina 29720 (the "Mortgaged Property");


Together with all of Assignor's rights, title and interest in and to the Secured Note therein described or referred to, the money due and to become due with interest, and all rights to accrue under said Mortgage, and all Loan Documents (as defined in the Loan Agreement) executed concurrently therewith.

[SIGNATURES FOLLOW]

Dated: 06/12/2025

ASSIGNOR:

CV3 FINANCIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: 
Name: Merced Cohen
Title: Executive Vice President, Operations

WITNESSES:



Print: Del Asghar



Print: Karina Ward

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California**)

County of **Los Angeles**)

On 06-12-2025 before me, Lance W. Cohen, Notary Public
Date Here Insert Name of the Officer

Personally Appeared Merced Cohen, Executive Vice President of Operations,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lance W. Cohen
Lance W. Cohen, Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON, LYING, BEING AND SITUATE APPROXIMATELY FOUR (4) MILES SOUTHWEST OF THE CITY OF LANCASTER, COUNTY OF LANCASTER, STATE OF SOUTH CAROLINA, NEAR ERWIN FARM, ONE BLOCK NORTH OF GRACE AVENUE AND BEING SHOWN, FURTHER DESCRIBED AND DESIGNATED AS LOT NUMBER SEVEN (7) ON PLAT OF SURVEY PREPARED BY JACK SMITH ON FEBRUARY 3, 1976 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANCASTER COUNTY, SOUTH CAROLINA AS PLAT NUMBER 2346. SAID PROPERTY FRONTS DOGWOOD AVENUE FOR A DISTANCE OF ONE HUNDRED (100') FEET. REFERENCE TO SAID PLAT IS CRAVED FOR A MORE MINUTE DESCRIPTION.

THIS BEING THE IDENTICAL PROPERTY CONVEYED TO ERICA SIMPSON BY DEED OF ERICH SIMPSON DATED DECEMBER 9, 2004 AND RECORDED DECEMBER 10, 2004 IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANCASTER COUNTY IN DEED BOOK 262 AT PAGE 319.

TMS No.: 0086B-0B-027.00