

HOME EQUITY LINE OF CREDIT AGREEMENT
This is a consumer credit transaction

Borrower Name: SANFORD COCKRELL III

Lender Name: JPMorgan Chase Bank, N.A.

Line of Credit Number (also referred to as "Loan Number"): 1384347224

Agreement Date: June 2, 2025

Maturity Date: June 10, 2055

ANNUAL PERCENTAGE RATE: 9.115 %	Daily Periodic Rate: 0.0249726027 %
Index: 7.500 %	Margin: 1.615 %
Credit Limit (US Dollars): \$400,000.00	Initial Advance (US Dollars): \$340,000.00

Property Address (Subject to Security Instrument):
16 King street
Charleston, SC 29401
This Agreement (the "Agreement"), dated June 2, 2025, governs my Home Equity Line of Credit ("Line of Credit") with JPMorgan Chase Bank, N.A., 1111 Polaris Pkwy, Columbus, OH 43240-2050, ("Lender"). This Agreement begins on the Agreement Date and continues until the Maturity Date.

The "Draw Period" is the period during the term of this Agreement when I may request Advances. The Draw Period is a three (3) year period and begins on the Agreement Date and ends when the "Repayment Period" described below begins. Periodic Minimum Payments are required during the Draw Period.

The Repayment Period is the period during the term of the Agreement where I may not request Advances and I am obligated to repay the Loan Account Balance. The Repayment Period will begin on the first Payment Date after the Draw Period ends and will continue for the following twenty-seven (27) years until the Maturity Date. The Repayment Period is split into two (2) separate periods which consist of an initial seven (7) year "Interest Only Repayment Period", followed by a twenty (20) year "Amortization Repayment Period." Minimum Payments made during the initial seven (7) year Interest Only Repayment Period will cover only the interest accrued on the Loan Account Balance each month. At the end of the Interest Only Repayment Period, the twenty (20) year Amortization Repayment Period will begin, and payments will increase to include principal and interest, amortized to pay the entire Loan Account Balance by the Maturity Date. Depending on the timing of the first Repayment Period Payment Date, the actual number of scheduled monthly payments for the entire Repayment Period may be 324 or 325.

I acknowledge that I plan to use the Line of Credit described in this Agreement as a revolving line of credit rather than a one-time Advance. I understand that this means that you may legitimately expect that I plan to request Advances during the Draw Period described above.

1. DEFINITIONS.

- Pronouns. The pronouns "I", "me" and "my" refer to all Borrowers and Co-borrowers signing this Agreement, jointly and individually, and each other person or legal entity that agrees to pay this Agreement. "You" and "your" refer to the Lender, or any person or legal entity that acquires an interest in the Line of Credit. Notwithstanding the foregoing, the pronouns used in the "Your Billing Rights" section at the end of this Agreement have the following meaning, "you" and "your" refer to all Borrowers and Co-borrowers signing this Agreement, jointly and individually, and each other person or legal entity that agrees to pay this Agreement, "we" and "us" refer to the Lender, or any person or legal entity that acquires an interest in the Line of Credit.
- Advance. "Advance" refers to any amount of credit I borrow under this Line of Credit at any one time during the Draw Period. The amount required for my "Minimum Initial Advance" is discussed in Section 6. The amount of my requested "Initial Advance" is stated above and may be higher than the Minimum Initial Advance amount.
- Agreement. "Agreement" refers to this Home Equity Line of Credit Agreement, and any extensions, renewals, modifications, or substitutions of it.
- Billing Cycle. "Billing Cycle" means the interval between the days or dates of regular periodic statements.
- Credit Limit. "Credit Limit" means the maximum amount of principal you will permit me to owe you under this Line of Credit at any one time. My Credit Limit is stated at the top of this Agreement.

**Line of Credit.** “*Line of Credit*” refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction such as applications, security agreements, disclosures, and this Agreement.

**Loan Account Balance.** “*Loan Account Balance*” means the sum of the unpaid principal balance advanced under the terms of this Agreement, finance charges, fees and other charges that are due, and other amounts advanced to me or others under the terms of this Line of Credit.

**Minimum Payment.** “*Minimum Payment*” means the amount that is due on or before the Payment Date indicated on my periodic statement. The amount required for my Minimum Payments is discussed in Section 9.

**Payment Date.** “*Payment Date*” means the date indicated on my periodic statement for any Billing Cycle in which there is an outstanding balance on my Loan Account Balance. Payment Date is further discussed in Section 8.

**Property.** “*Property*” means any real property that secures my obligations under this Line of Credit.

**Security Instrument.** “*Security Instrument*” means the mortgage, deed of trust, deed to secure debt or other security instrument I am giving you on my home.

- 2. **PROMISE TO PAY.** I promise to pay to you or your assignee, at your address, or at such other location as you may designate, so much of the Credit Limit as may be advanced under this Agreement, plus finance charges, fees, charges, costs, and expenses as described in this Line of Credit.
- 3. **SECURITY INTEREST.** As a part of this transaction, I am granting you a security interest in the Property, which is further described in the Security Instrument, and which is located at:

16 King street  
Charleston, SC 29401

I understand that all the terms and conditions of the Security Instrument are very important and should be read in conjunction with this Agreement.

- 4. **DEFAULT.** I will be in default if any of the following occur:
  - A. I engage in fraud or material misrepresentation at any time in connection with my Line of Credit.
  - B. I fail to meet the repayment terms of this Agreement.
  - C. My action or inaction adversely affects the Property or our rights in it. Examples of these actions and inactions include, but are not limited to circumstances in which:
    - i. I am the sole borrower on this Line of Credit and I die.
    - ii. There are two borrowers on this Line of Credit, one of us dies, and that adversely affects your interest in the Property.
    - iii. The Property is used for an illegal purpose that subjects the Property to seizure.
    - iv. I transfer all or part of my interest in the Property without your written consent.
    - v. All or part of the Property is taken by condemnation or eminent domain.
    - vi. A creation of a senior lien on the dwelling without your permission.
    - vii. A prior lienholder forecloses.
    - viii. I fail to keep the Property properly insured.
    - ix. I fail to pay real property taxes and assessments on the Property when they are due.
    - x. I commit waste or otherwise destructively use the Property or fail to keep the Property properly maintained and in good repair.
  - D. I am an executive officer of you or your affiliate and I become indebted to you or another lender in an aggregate amount greater than the amount permitted under federal laws and regulations.

If I default, you have the right, at your option, subject to any notice and/or right to cure I may have under applicable law, to terminate this Agreement and my Line of Credit and to require the immediate payment of the entire amount owed to you, and/or to cause my home to be sold at foreclosure sale. You may also take lesser actions, such as temporarily or permanently suspending my credit privileges or reducing the Credit Limit. If you refer my Line of Credit to an attorney who is not your salaried employee for collection or foreclosure, I agree to pay your reasonable attorneys’ fees as permitted by applicable law, including any attorneys’ fees as permitted by applicable law relating to any insolvency, liquidation, receivership or bankruptcy proceedings, plus court costs and the costs related to foreclosure.

- 5. **SUSPENSION OF CREDIT PRIVILEGES/REDUCTION OF CREDIT LIMIT.** You may temporarily prohibit me from obtaining additional Advances or reduce my Credit Limit during any period in which any of the following are in effect.
  - A. The value of the Property securing this Line of Credit declines significantly below its appraised value for purposes of this Line of Credit.
  - B. You reasonably believe that I will not be able to meet the repayment requirements under my Line of Credit due to a material change in my financial circumstances.
  - C. I am in default of a material obligation under this Line of Credit. I understand, that you consider all of my obligations to be material. Categories of obligations that you consider material include, but are not limited to: my obligation to not commit fraud or misrepresentation in connection with this Line of Credit; my obligation

to meet the repayment terms of this Line of Credit; my obligation to not adversely affect the Property or your rights in the Property; my obligation to pay fees and charges; my Advance obligations; my obligation to fulfill the terms of the instrument securing this Agreement, and any other security instruments on the Property; my obligation to notify you; and my obligation to provide you with information.

- D. Government action prevents you from imposing the annual percentage rate provided for in this Agreement.
- E. The priority of your security interest is adversely affected by government action to the extent that the value of the security interest is less than 120 percent of my Credit Limit.
- F. You are notified by a regulatory agency that continued Advances constitute an unsafe and unsound practice.
- G. The maximum annual percentage rate allowed under this Agreement is reached.
- H. I engage in fraud or material misrepresentation at any time in connection with my Line of Credit
- I. Any Borrower requests a suspension of credit privileges.

In order to reinstate my credit privileges under the original terms of this Agreement, I must send you a written request to that effect to your address as set out in Section 41. My credit privileges will only be reinstated if you determine that the condition which caused you to prohibit additional extensions and/or reduce the Credit Limit no longer exists. If appraisal or credit report fees are incurred in making this determination, you may (if allowed by applicable law) charge me such fees. If credit privileges were suspended at my request, they need not be reinstated unless all Borrowers request reinstatement.

- 6. **ADVANCES.** I may use my Line of Credit when I receive notice from you that my Line of Credit has been established. You do not have to make any Advances until all conditions for opening this Line of Credit have been satisfied, including for example, your receipt and acceptance of all documents I have signed for this Line of Credit transaction and the expiration of any right to cancel period. My ability to request and access Advances is also subject to the following additional limitations:

- A. **Minimum Initial Advance.** The Minimum Initial Advance I must request at the time my Line of Credit is opened is 85% of my Credit Limit **\$340,000.00**, inclusive of any fees as set out in Section 13 of this Agreement. If I request an Initial Advance less than this amount, you may refuse to honor my request. The amount of my requested Initial Advance is stated above at the beginning of this Agreement and may be higher than the Minimum Initial Advance amount cited in this section.
- B. **Minimum Subsequent Advances.** Subject to the limitations contained in this Agreement, when I request an Advance subsequent to my Initial Advance you will advance exactly the amount I request.

- 7. **CREDIT LIMIT.** Subject to the terms and conditions of this Agreement, I may borrow on this Line of Credit up to the Credit Limit. I agree not to request or obtain an Advance that will cause the unpaid principal of my Loan Account Balance to exceed the Credit Limit. I understand that you will not ordinarily grant a request for an Advance that would cause the unpaid principal of my Loan Account Balance to be greater than the Credit Limit, but that you may, at your option, grant such a request without obligating yourselves to do so in the future. My Credit Limit will not be increased if I overdraw the Line of Credit. If I exceed the Credit Limit, I agree to pay the amount by which the unpaid principal of my Loan Account Balance exceeds the Credit Limit immediately, even if you have not yet billed me. Any sums in excess of the Credit Limit will not be secured by the Property, unless they are for accrued but unpaid interest or expenditures made pursuant to the security instrument securing the Property.
- 8. **PAYMENT DATE.** During the term of this Agreement, a Minimum Payment will be due on or before the Payment Date indicated on my periodic statement for any Billing Cycle in which there is an outstanding balance on my account. My Minimum Payments will be due: **monthly**.
- 9. **MINIMUM PAYMENT.** On or before each Payment Date, I agree to make a payment of at least the Minimum Payment amount.

**During the three (3) year Draw Period,** the Minimum Payment will equal the following:

Any amount past due, any fees and charges that are due, and the amount of accrued finance charges on the last day of the Billing Cycle.

**During the first seven (7) years of the Repayment Period (“Interest Only Repayment Period”),** the Minimum Payment will equal the following:

Any amount past due, any fees and charges that are due, and the amount of accrued finance charges on the last day of the Billing Cycle.

**During the remaining twenty (20) years of the Repayment Period (“Amortization Repayment Period”),** the Minimum Payment will equal the following:

Any amount past due, any fees and charges that are due, and the total of:

- A. The amount of the accrued finance charges; plus
- B. The unpaid principal balance, not including any past due principal, divided by the number of remaining scheduled payments in the Repayment Period.

**Rounding.** The Minimum Payment will be rounded to the nearest \$0.01.



**Payment of Balance.** If my Loan Account Balance at the end of a Billing Cycle is less than \$100.00 my Minimum Payment will equal the entire outstanding Loan Account Balance. In addition, you will also be required to pay any amounts past due and any fees and other charges.

**Payment at Maturity.** On the Maturity Date, I must pay the entire outstanding Loan Account Balance.

**Principal Reduction.** During the Draw Period and the first seven (7) years of the Repayment Period (Interest Only Repayment Period), if I pay only the Minimum Payment, I will not fully repay the principal balance outstanding on my Loan Account Balance.

10. **ADDITIONAL PAYMENT TERMS.** If my Loan Account Balance on a Payment Date is less than the Minimum Payment amount, I must pay only the amount necessary to reduce my Loan Account Balance to zero or to any required Minimum Balance. If I otherwise fail to fully pay the Minimum Payment amount, you may, but are not required to, advance money to me to make the payment. All the terms of this Agreement will apply to such an Advance. Subject to any required Minimum Balance, I can pay off all or part of what I owe at any time. I must continue to make my periodic Minimum Payment so long as I owe any amount. Unless otherwise agreed or required by applicable law, you may apply payments and other credits to principal, interest, fees, and other charges in any order. You may apply your standard operating procedures to verify that you have received good funds after you receive my payments and before making the payment amounts available for withdrawal from my Line of Credit. All payments must be made by a check, automatic account debit, electronic funds transfer, money order, or other instrument in U.S. Dollars and must be received by you at the remittance address shown on my periodic statement. Payments received at that address prior to close of business on any business day will be credited to my Credit Line as of the date received. If you receive payments at other locations, those payments will be credited promptly to my Credit Line, but crediting may be delayed for up to five days after receipt. No late charge will be assessed on any payment when the only delinquency is due to late fees assessed on earlier payments and the payment is otherwise a full payment.
11. **TAX DEDUCTIBILITY.** I should consult a tax advisor regarding the deductibility of interest and charges under this Line of Credit.
12. **COMPUTATION OF FINANCE CHARGES.** Finance charges begin to accrue immediately when you make an Advance to me. There is no “free ride period” that would allow me to avoid finance charges on any Advances. Finance charges will be computed as follows:

To figure the finance charge for each day in a Billing Cycle, a daily periodic rate is multiplied by the Daily Balance of my Loan Account Balance each day. You then add up those daily finance charges to figure the total finance charge for that Billing Cycle. To figure the Daily Balance, you first take my Loan Account Balance at the beginning of each day, and add any new Advances, and subtract any payments or credits that apply to debt repayment, and any unpaid finance charges, fees, and charges. This gives you the Daily Balance.

13. **CLOSING COSTS.** I may be required to pay certain closing costs. These costs are set forth below and must be paid at closing.

<b><u>Closing Costs / FINANCE CHARGES:</u></b>	
<b>Origination Fee</b>	<b>\$1,995.00</b>
<b><u>Other Closing Costs:</u></b>	
<b><u>Total Closing Costs:</u></b>	<b>\$1,995.00</b>

14. **OTHER FEES.**

**Late Fees.** \$25.00 if a payment that is due is not received within 15 days of the Payment Date shown on the periodic statement.

**Lien Release Recording Charges.** In addition to all other charges, I agree, to the extent not prohibited by law, to pay all governmental charges necessary to record a release of the lien securing my Line of Credit. I will pay these charges at the time the lien is released. The amount of these future lien release recording charges will be determined by the county recorder’s office in the jurisdiction where the Property securing my Line of Credit is located.

15. **PERIODIC RATE AND ANNUAL PERCENTAGE RATE.** As of **May 23, 2025** the date this Agreement is prepared, the periodic rate used in calculating the **FINANCE CHARGE** is **0.0249726027 %** and the corresponding **ANNUAL PERCENTAGE RATE** is **9.115 %**. To determine the periodic rate, a Margin of **1.615** percentage points is added to the value of the Index and then the resulting value is divided by the number of days in the year. To obtain the annual percentage rate, the periodic rate is multiplied by the number of days in the year. The annual percentage rate includes interest and no other costs.

**Variable Rate.** The annual percentage rate may change. It will be based on the value of the Index described as the:  
  
Base rate on corporate loans posted by at least 70% of the 10 largest U.S. banks known as the Wall Street Journal U.S. Prime Rate plus the applicable Margin. The most recent Index value published in the online version of *The Wall*





Street Journal as of the calendar day before the date of any annual percentage rate adjustment will be used. If more than one prime rate is published, the highest U.S. Prime Rate will be used.

**Rounding.** This rate will be rounded to the nearest .001%.

**Rate Changes.** The annual percentage rate may increase if the Index rate increases. An Index rate increase will result in a higher finance charge and it may have the effect of increasing my periodic Minimum Payment. A decrease in the Index rate will have the opposite effect as an increase. An Index rate increase or decrease will take effect on the first calendar day following publication of a new Index rate. The periodic rate and annual percentage rate can increase or decrease daily.

**Rate Change Limitations.** Annual percentage rate changes are subject to the following limitations. Initial discount or premium rates are not taken into consideration in applying interest rate limitations.

**Lifetime Floor.** The **ANNUAL PERCENTAGE RATE** will never be lower than: **1.615 %**.

**Lifetime Cap.** The **ANNUAL PERCENTAGE RATE** will never be higher than: **18.000 %**.

16. **USING YOUR LINE OF CREDIT.** I may request Advances by requesting a withdrawal by electronic transfer online or by phone, or by any method you approve. You will make the Advance by electronic transfer to my designated transaction account. You will record the amount as an Advance and increase my Loan Balance.
17. **PAYMENTS.** All payments on my Line of Credit made by check or money order must be delivered to you at the address indicated on my billing statement. Any payment may be returned without applying it to my Line of Credit if the check or money order is: (1) not drawn on the U. S. Postal Service or a financial institution located in the United States of America; (2) not payable in U.S. Dollars; (3) drawn with different numeric and written amounts; (4) missing a signature; (5) postdated; or (6) unacceptable for any other reason. You may apply all payments and credits in accordance with your standard operating procedures and with the requirements of applicable law. Unless otherwise required by applicable law, you may apply my payments to principal, interest, fees, and other charges in any order.

If you receive payments at locations other than the address indicated on my billing statement, such payments will be credited promptly to my Line of Credit, but crediting may be delayed for up to five (5) days after receipt.

Although payments will always be credited to reduce the amounts on my Line of Credit as stated above, you may apply your standard operational procedures to verify that you have received good funds after you receive my payments before releasing any payment amount that has been applied to principal as available credit on my Line of Credit.

You do not process payments received by mail on Saturdays, Sundays, or bank holidays. If the payment due date falls on one of these days, payments you receive by mail will be considered timely so long as the payment is posted on or before the next bank business day. You can accept late payments, partial payments, checks, or money orders marked "paid in full" or containing similar language without losing any of our rights under this Agreement.

18. **CREDITOR-PLACED INSURANCE NOTICE.**

*I am giving you a security interest in the Property securing this note. I am required to maintain insurance on the Property to protect your interest until all debts secured by that Property are paid. If I fail to provide evidence of insurance on the Property to you, you may place insurance on the Property and I will be responsible to pay for the costs of that creditor-placed insurance.*

19. **PROPERTY INSURANCE.** I will insure or retain insurance coverage on the Property and abide by the insurance requirements of any security instrument securing this Line of Credit. **I may obtain property insurance from anyone I want that is reasonably acceptable to you.**

20. **FLOOD INSURANCE.**

- ☒ Flood insurance is required at this time. I may obtain flood insurance from anyone I want that is reasonably acceptable to you.
- ☐ Flood insurance is not required at this time. It may be required in the future should the Property be included in a updated flood plain map. If required in the future, I may obtain flood insurance from anyone I want that is reasonably acceptable to you.

21. **REMEDIES.** After I default, and after you give any legally required notice and opportunity to cure, you may at your option do any of the following:
- A. You may terminate this Line of Credit and make all or any part of the amount owing by the terms of this Agreement immediately due.
  - B. You may temporarily or permanently prohibit any additional Advances.
  - C. You may temporarily or permanently reduce the Credit Limit.
  - D. You may demand additional security or additional parties to be obligated to pay this Agreement.
  - E. You may make a claim for any and all insurance benefits or refunds that may be available on my default.

F. You may make amounts advanced on my behalf immediately due, and you may add these amounts to the Loan Account Balance.

G. You may use any and all remedies you have under applicable law or any agreement securing this Agreement.

Except as otherwise required by law, by choosing a remedy you do not give up your right to use another remedy. You do not waive a default if you choose not to use a remedy. By electing not to use any remedy, you do not waive your right to later consider the event a default and to use any remedies if the default continues or occurs again.

**22. COLLECTION EXPENSES AND ATTORNEYS' FEES.** On or after default, to the extent permitted by law, I agree to pay the following:

All expenses of collection, enforcement or protection of your rights and remedies under this Agreement. Expenses include, but are not limited to, attorneys' fees, court costs and other legal expenses. These expenses are due and payable immediately. If not paid immediately, these expenses will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of this Agreement. All fees and expenses will be secured by the Property I have granted to you, if any. To the extent permitted by the *United States Bankruptcy Code*, I agree to pay the reasonable attorneys' fees you incur to collect the Loan Account Balance as awarded by any court exercising jurisdiction under the *Bankruptcy Code*.

**23. DELAY IN ENFORCEMENT.** You may waive or delay enforcing your rights under this Agreement without losing them or relieving me of any of my obligations. You may waive or delay enforcing a right as to one of you without waiving it as to the others. You may release any security or any one of us from responsibility under this Agreement without releasing the others. You need not give anyone notice of your waiver, delay or release. You may sue any one of us without suing the others.

**24. SETOFF.** You may set-off any amount due and payable under the terms of this Agreement against my right to receive money from you, unless prohibited by applicable law.

**25. AMENDMENT.** Generally, the terms of this Agreement cannot be changed. You may, however, make the following changes:

- A. You may make changes that I agree to in writing at the time of the change.
- B. You may make changes that will unequivocally benefit me.
- C. You may make insignificant changes.
- D. You may change the Index and margin if the original Index becomes unavailable. Any new index will have an historical movement substantially similar to the original Index, and together with the new margin, produce an annual percentage rate substantially similar to the rate in effect at the time the original Index became unavailable.
- E. You may make changes that are described elsewhere in this Agreement.

**26. TERMINATION.** I may terminate this Line of Credit at any time upon written notice to you. Termination by one Borrower terminates the Line of Credit for all Borrowers. Termination will not affect my obligation to repay Advances made prior to the termination, nor will it alter my duties to perform under the terms of an instrument securing this Agreement until such instrument is released. Upon termination I will return to you any remaining access devices in my possession that were issued or used in connection with the Line of Credit.

**27. WAIVERS AND CONSENT.** To the extent not prohibited by law and except for any required notice of right to cure for the failure to make a required payment, I waive protest, presentment for payment, demand, notice of acceleration, notice of intent to accelerate, and notice of dishonor. To the extent not prohibited by law, I and any other party to this Line of Credit, also consent to the following actions that you may take and waive defenses that may be available based on these actions, or based on the status of a party to this Line of Credit.

- A. You may renew or extend payments on this Agreement, regardless of the number of such renewals or extensions.
- B. You may release any Borrower or other person who may be liable for the indebtedness under this Agreement.
- C. You may release, substitute or impair any Property securing this Agreement.
- D. You may invoke your right of set-off.
- E. You may enter into any sales or repurchases of this Agreement to any person in any amounts and I waive notice of such sales or repurchases.
- F. I agree that any Borrower is authorized to modify the terms of this Agreement or any other Line of Credit document.
- G. You may inform any party who guarantees this Line of Credit of any loan accommodations, renewals, extensions, modifications, substitutions, or future Advances.

No delay or forbearance on your part in exercising any of your rights or remedies will be construed as a waiver by you unless such waiver is in writing and is signed by you.

**28. PERIODIC STATEMENTS.** If I have an outstanding balance on my account or have any account activity, you will send me a periodic statement at the end of each Billing Cycle. This periodic statement will reflect, among other things, Advances, finance charges, other charges, payments made, other credits, my previous account balance, and my



new account balance. The periodic statement will also identify my Minimum Payment for the cycle and the date it is due (Payment Date).

29. **PERIODIC REVIEWS AND INFORMATION.** You will conduct periodic reviews of my Line of Credit based on financial and credit information you receive about me. I agree to provide you with updated financial information, in writing, if you request it. I also agree to sign any additional or corrective documents in connection with this Agreement, at your request and as allowed by law.
30. **SUBSEQUENT APPRAISALS.** At any time as you may reasonably require, while I have the right to take Advances on my Line of Credit, you may obtain an appraisal on the Property, at your sole option and expense. I agree that I will cooperate with you in obtaining such an appraisal.
31. **LEGAL PURPOSES.** I may not use any Advances for purposes that violate any applicable federal, state or local laws or regulations.
32. **DUE ON SALE.** If all or part of the Property (or any interest in the Property) secured by the Security Instrument is sold or transferred without your prior written consent, you may demand immediate payment in full of this Agreement. However, you will not exercise this option if such exercise is prohibited by applicable law.
33. **ASSUMPTION.** Someone buying my Property may not assume this loan on these terms.
34. **JOINT AND INDIVIDUAL LIABILITY AND SUCCESSORS.** My obligation to pay this Line of Credit is independent of the obligation of any other person who has also agreed to pay it. You may sue me alone, or anyone else who is obligated on this Line of Credit, or any number of us together, to collect on this Line of Credit. Extending this Line of Credit or new obligations under this Line of Credit will not affect my duty under this Line of Credit and I will still be obligated to pay this Line of Credit. The duties and benefits of this Line of Credit will bind and benefit the successors and assigns of you and me.
35. **INTEGRATION AND SEVERABILITY.** This Agreement is the complete and final expression of the agreement. If any provision of this Agreement is unenforceable, then the unenforceable provision will be severed and the remaining provisions will still be enforceable.
36. **INTERPRETATION.** Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this Agreement.
37. **NOTICE, FINANCIAL REPORTS, AND ADDITIONAL DOCUMENTS.** Any statement or notice to me under this Agreement will be sufficiently given by delivering it or mailing it by first class mail to my address on file in connection with my Line of Credit or to a new address of which I have notified you in writing at least 20 days before the sending of the statement or notice. Any notice to you under this Agreement will be sufficiently given if sent to your address on my periodic statement. Notice to one Borrower will be deemed to be notice to all Borrowers. I will inform you in writing of any change in my name, address or other application information. I will provide you any financial statement or information you request. All financial statements and information I give you will be correct and complete. I agree to sign, deliver, and file any additional documents or certifications that you may consider necessary to perfect, continue, and preserve my obligations under this Line of Credit and to confirm your lien status on any Property. Time is of the essence.
38. **CREDIT INFORMATION.** I agree to supply you with whatever information you reasonably feel you need to decide whether to continue this Line of Credit. You will make requests for this information without undue frequency, and will give me reasonable time in which to supply the information. As required by law, I am hereby notified that a negative credit report reflecting on my credit record may be submitted to a credit reporting agency if I fail to fulfill the terms of my credit obligations.
39. **APPLICABLE LAW.** This Agreement is governed by United States federal law and the laws of the state where the property securing this Line of Credit is located, except for matters related to interest and the exportation of interest, which matters will be governed by and interpreted in accordance with United States federal law (including, but not limited to, statutes, regulations, interpretations, and opinions) and laws of the State of Ohio. However, if there ever is a question about whether any provision of the Agreement is valid or enforceable, the provision that is questioned will be governed by whichever state or federal law would find the provision to be valid and enforceable. The loan transaction which is evidenced by this and other related documents has been approved, made and funded, and all necessary documents have been accepted by you in the State of Ohio.
40. **CREDIT REPORTING NOTICE.** I UNDERSTAND THAT: YOU MAY REPORT INFORMATION ABOUT MY ACCOUNT TO CREDIT BUREAUS. LATE PAYMENTS, MISSED PAYMENTS OR OTHER DEFAULTS ON MY ACCOUNT MAY BE REFLECTED IN MY CREDIT REPORT.
41. **INACCURATE INFORMATION REPORTED TO CREDIT BUREAUS.** I will notify you if you report inaccurate information about my account to a credit bureau. Written notice describing the specific inaccuracy should be sent to the following address: Chase Home Lending, 700 Kansas Lane, Mail Code LA4-6945, Monroe, LA 71203.
42. **SUPPLEMENT TO CHARGES TO MY CREDIT LINE.** If I do not pay the fees and charges due and owing under the terms of this Agreement or the security instrument securing the Property, you have the right, but not the obligation, to charge my Credit Line for those past due fees and charges to the extent permitted by the law governing this transaction. Any amount so charged to my Credit Line will be an Advance, bear interest at the periodic rate and corresponding annual percentage rate until paid, and will decrease the funds available, if any, under the Credit Line.
43. **PREPAYMENT.** I may prepay all or any amount owing under this Line of Credit at any time without penalty, except that you will be entitled to receive all accrued finance charges, and other charges, if any. Payments in excess of my



Minimum Payment will not relieve me of my obligation to continue to make my Minimum Payments. Instead, they will reduce the principal balance owed on the Line of Credit. I agree not to send you payments marked “paid in full,” “without recourse,” or similar language. If I send such a payment, you may accept it without losing any of your rights under this Agreement, and I will remain obligated to pay any amounts owed to you. All written communications concerning disputed amounts, including any check or other payment instrument that indicates that the payment constitutes “payment in full” of the amount owed or that is tendered with other conditions or limitations or as full satisfaction of a disputed amount must be mailed or delivered to: Chase, Attn: Chase Home Lending, 700 Kansas Lane, Mail Code LA4-6945, Monroe, LA 71203.

**44. TRANSFER OR ASSIGNMENT.** Without prior notice or approval from me, you reserve the right to sell or transfer my Line of Credit and my rights and obligations under this Agreement to another lender, entity, or person, and to assign our rights under the related security instrument. Upon any such sale or transfer, you will have no further obligation to provide me with Advances or to perform any other obligations under this Agreement. My rights under this Agreement belong to me only and may not be transferred or assigned.





**Your Billing Rights  
Keep this Notice For Future Use**

This notice contains important information about your rights and our responsibilities under the Fair Credit Billing Act.

**Notify Us In Case of Errors or Questions About Your Bill.**

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us on a separate sheet at the address listed on your bill. Write to us as soon as possible. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are not sure about.

If you have authorized us to pay your bill automatically from your savings or checking account, you can stop the payment on any amount you think is wrong. To stop the payment your letter must reach us three business days before the automatic payment is scheduled to occur.

**Your Rights and Our Responsibilities After We Receive Your Written Notice.**

We must acknowledge your letter within 30 days, unless we have corrected the error by then. Within 90 days, we must either correct the error or explain why we believe the bill was correct.

After we receive your letter, we cannot try to collect any amount you question, or report you as delinquent. We can continue to bill you for the amount you question, including finance charges, and we can apply any unpaid amount against your Credit Limit. You do not have to pay any questioned amount while we are investigating, but you are still obligated to pay the parts of your bill that are not in question.

If we find that we made a mistake on your bill, you will not have to pay any finance charges related to any questioned amount. If we didn't make a mistake, you may have to pay finance charges, and you will have to make up any missed payments on the questioned amount. In either case, we will send you a statement of the amount you owe and the date that it is due.

If you fail to pay the amount that we think you owe, we may report you as delinquent. However, if our explanation does not satisfy you and you write to us within 10 days telling us that you still refuse to pay, we must tell anyone we report you to that you have a question about your bill. And, we must tell you the name of anyone we reported you to. We must tell anyone we report you to that the matter has been settled between us when it finally is.

If we do not follow these rules, we can't collect the first \$50 of the questioned amount, even if your bill was correct.

By signing this Agreement, you agree to the terms of this Agreement and acknowledge receipt of a completed copy of this Agreement, including the Billing Rights Notice. You also acknowledge that you have received the "Important Terms of Our Home Equity Line of Credit" disclosure and the brochure entitled "What You Should Know About Home Equity Lines of Credit."

**BORROWER:**

\_\_\_\_\_  
**SANFORD COCKRELL III** (Seal)

**Lender: JPMorgan Chase Bank, N.A.**  
**NMLS ID: 399798**  
**Loan Originator: Jonathan King**  
**NMLS ID: 2244751**



LOAN #: 1384347224

HOME EQUITY LINE OF CREDIT RIDER

THIS HOME EQUITY LINE OF CREDIT RIDER is made this **2nd** day of **June, 2025** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure a Home Equity Line of Credit Agreement to **JPMorgan Chase Bank, N.A.** (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

16 King street  
Charleston, SC 29401  
[Property Address]

In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower further covenants and agrees that Section 4 'Hazard Insurance' of the Security Instrument is amended in its entirety to read as follows:

**Hazard Insurance.** You shall keep the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which we require insurance. This insurance shall be maintained in the amounts and for the periods that we require. You may choose any insurer reasonably acceptable to us. Insurance policies and renewals shall be acceptable to us and shall include a standard mortgagee clause. If we require, you shall promptly give us all receipts of paid premiums and renewal notices. If you fail to maintain coverage as required in this section, you authorize us to obtain such coverage as we in our sole discretion determine appropriate to protect our interest in the Property in accordance with the provisions in Section 6. You understand and agree that any coverage we purchase may cover only our interest in the Property and may not cover your interest in the Property or any personal property therein. You also understand and agree that the premium for any such insurance may be higher than the premium you would pay for such insurance. You shall promptly notify the insurer and us of any loss. We may make proof of loss if you do not promptly do so.

We may also, at our option and on your behalf, adjust and compromise any claims under the insurance, give releases or acquittances to the insurance company in connection with the settlement of any claim and collect and receive insurance proceeds. You appoint us as your attorney-in-fact to do all of the foregoing, which appointment you understand and agree is irrevocable, coupled with an interest with full power of substitution and shall not be affected by your subsequent disability or incompetence.

Insurance proceeds may be applied, at our option, to sums secured by this Deed of Trust, whether or not then due, with any excess paid to you. Otherwise, insurance proceeds shall be applied to restore or repair the Property damaged, if restoration or repair is economically feasible and would help preserve the value of our security. If you abandon the Property, or do not answer within 30 days after we give notice to you that the insurer has offered to settle a claim, then we may collect and use the proceeds to repair or restore the Property or to pay sums secured by this Deed of Trust, whether or not then due. Any application of proceeds to principal shall not require us to extend or postpone the due date of monthly payments or change the amount of monthly payments. If the Property is



**LOAN #: 1384347224**

sold at a forced sale following your default, your right to any insurance proceeds resulting from damage to the Property prior to the acquisition shall pass to us to the extent of the sums secured by this Deed of Trust immediately prior to the acquisition.

You shall not permit any condition to exist on the Property which would, in any way, invalidate the insurance coverage on the Property.

Additionally, Borrower further covenants and agrees that Section 6 'Protection of Our Rights in the Property; Mortgage Insurance' of the Security Instrument is amended in its entirety to read as follows:

**Protection of Our Rights in the Property; Mortgage Insurance.**

**(a) Protection of Lender's Interest; Mortgage Insurance.** If: (i) Borrower fails to perform the covenants and agreements contained in this Security Instrument; (ii) there is a legal proceeding or government order that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien that has priority or may attain priority over this Security Instrument, or to enforce laws or regulations); or (iii) Lender reasonably believes that Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and/or rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions may include, but are not limited to: (I) paying any sums secured by a lien that has priority or may attain priority over this Security Instrument; (II) appearing in court; and (III) paying: (A) reasonable attorneys' fees and costs; (B) property inspection and valuation fees; and (C) other fees incurred for the purpose of protecting Lender's interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, exterior and interior inspections of the Property, entering the Property to make repairs, changing locks, replacing or boarding up doors and windows, draining water from pipes, eliminating building or other code violations or dangerous conditions, and having utilities turned on or off. Although Lender may take action under this Section 6, Lender is not required to do so and is not under any duty or obligation to do so. Lender will not be liable for not taking any or all actions authorized under this Section 6. If we required mortgage insurance as a condition of making the loan secured by this Security Interest, you shall pay the premiums for such insurance until such time as the requirements for the insurance terminates.

**(b) Avoiding Foreclosure; Mitigating Losses.** If Borrower is in Default, Lender may work with Borrower to avoid foreclosure and/or mitigate Lender's potential losses, but is not obligated to do so unless required by Applicable Law. Lender may take reasonable actions to evaluate Borrower for available



LOAN #: 1384347224

alternatives to foreclosure, including, but not limited to, obtaining credit reports, title reports, title insurance, property valuations, subordination agreements, and third-party approvals. Borrower authorizes and consents to these actions. Any costs associated with such loss mitigation activities may be paid by Lender and recovered from Borrower as described below in Section 6(c), unless prohibited by Applicable Law.

**(c) Additional Amounts Secured.** Any amounts disbursed by Lender under this Section 6 will become additional debt of Borrower secured by this Security Instrument. These amounts may bear interest at the Note rate from the date of disbursement and will be payable, with such interest, upon notice from Lender to Borrower requesting payment.

**(d) Leasehold Terms.** If this Security Instrument is on a leasehold, Borrower will comply with all the provisions of the lease. Borrower will not surrender the leasehold estate and interests conveyed or terminate or cancel the ground lease. Borrower will not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title will not merge unless Lender agrees to the merger in writing.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Home Equity Line of Credit Rider.

SANFORD COCKRELL III

(Seal)  
DATE





TAX RECORD INFORMATION SHEET

THIS FORM MUST BE COMPLETED BY TITLE OFFICER, ESCROW OFFICER AND/OR CLOSING ATTORNEY AND SIGNED BY SAME.

THIS SHEET MUST BE COMPLETELY FILLED OUT OR IT WILL BE RETURNED FOR COMPLETION.

INSTRUCTIONS FOR COMPLETION OF TAX RECORDS:  
1. Tax legal description must be exactly as shown on tax records.  
2. Show **only** all taxing authority where we are escrowing for payment.  
3. Tax bills & information are obtained from this sheet. Therefore, it must be completed in full. Include any Assessments, Municipal Utility Districts, Ground Rents, etc. that are escrowed for payment.  
The following information is Certified by: Cheryl Haberman  
DATE LOAN CLOSED: June 2, 2025 TITLE/ESCROW/CLOSING ATTORNEY

REFINANCE [ ☒ ]Yes [ ☐ ]No  
LOAN # 1384347224  
BORROWER(S) NAME: SANFORD COCKRELL III

TAXES FOR CURRENT YEAR LISTED IN NAME OF: SANFORD COCKRELL III

PROPERTY ADDRESS: 16 King street  
Charleston, SC 29401

CURRENT TAX ASSESSMENT BASED ON:  
[ ☐ ]ACREAGE [ ☐ ]VACANT [ ☐ ]PARTIAL CONSTRUCTION [ ☐ ]COMPLETE CONSTRUCTION  
LEGAL DESCRIPTION:  
SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT(S) \_\_\_\_\_ TRACT \_\_\_\_\_  
MAP \_\_\_\_\_ UNIT# \_\_\_\_\_ TWNSHP \_\_\_\_\_ RANGE \_\_\_\_\_  
SUBDIVISION \_\_\_\_\_  
METES & BOUNDS [ ☐ ]YES [ ☐ ]NO

TYPE OF TAX <u>County Tax</u>	LAST AMOUNT PAID <u>\$9,618.27</u>
CURRENT TAXES PAID THRU DATE <u>01/15/2024</u>	NEXT DUE DATE _____
NEXT AMOUNT DUE _____	-THIS AMOUNTS IS [ <input type="checkbox"/> ]ESTIMATE [ <input type="checkbox"/> ]ACTUAL
PAYMENT FREQUENCY: [ <input type="checkbox"/> ]ANNUAL [ <input type="checkbox"/> ]SEMI-ANNUAL [ <input type="checkbox"/> ]QUARTERLY [ <input type="checkbox"/> ]TRI-ANNUAL	PARCEL/PROPERTY ID/TMS # _____
TAXING AUTHORITY NAME & ADDRESS: <u>CHARLESTON COUNTY</u> <u>101 MEETING ST, ROOM 240</u> <u>CHARLESTON, SC 29401</u>	<u>4571602066</u> PARCEL/PROPERTY ID/TMS # _____

TYPE OF TAX _____	LAST AMOUNT PAID _____
CURRENT TAXES PAID THRU DATE _____	NEXT DUE DATE _____
NEXT AMOUNT DUE _____	-THIS AMOUNTS IS [ <input type="checkbox"/> ]ESTIMATE [ <input type="checkbox"/> ]ACTUAL
PAYMENT FREQUENCY: [ <input type="checkbox"/> ]ANNUAL [ <input type="checkbox"/> ]SEMI-ANNUAL [ <input type="checkbox"/> ]QUARTERLY [ <input type="checkbox"/> ]TRI-ANNUAL	PARCEL/PROPERTY ID/TMS # _____
TAXING AUTHORITY NAME & ADDRESS: _____ _____ _____	PARCEL/PROPERTY ID/TMS # _____

TYPE OF TAX _____	LAST AMOUNT PAID _____
CURRENT TAXES PAID THRU DATE _____	NEXT DUE DATE _____
NEXT AMOUNT DUE _____	-THIS AMOUNTS IS [ <input type="checkbox"/> ]ESTIMATE [ <input type="checkbox"/> ]ACTUAL
PAYMENT FREQUENCY: [ <input type="checkbox"/> ]ANNUAL [ <input type="checkbox"/> ]SEMI-ANNUAL [ <input type="checkbox"/> ]QUARTERLY [ <input type="checkbox"/> ]TRI-ANNUAL	PARCEL/PROPERTY ID/TMS # _____
TAXING AUTHORITY NAME & ADDRESS: _____ _____ _____	PARCEL/PROPERTY ID/TMS # _____

TYPE OF TAX _____	LAST AMOUNT PAID _____
CURRENT TAXES PAID THRU DATE _____	NEXT DUE DATE _____
NEXT AMOUNT DUE _____	-THIS AMOUNTS IS [ ] ESTIMATE [ ] ACTUAL
<b>PAYMENT FREQUENCY:</b>	
[ ] ANNUAL [ ] SEMI-ANNUAL [ ] QUARTERLY [ ] TRI-ANNUAL	
<b>TAXING AUTHORITY NAME &amp; ADDRESS:</b>	PARCEL/PROPERTY ID/TMS #
_____	_____
_____	PARCEL/PROPERTY ID/TMS #
_____	_____

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TYPE OF TAX _____	LAST AMOUNT PAID _____
CURRENT TAXES PAID THRU DATE _____	NEXT DUE DATE _____
NEXT AMOUNT DUE _____	-THIS AMOUNTS IS [ ] ESTIMATE [ ] ACTUAL
<b>PAYMENT FREQUENCY:</b>	
[ ] ANNUAL [ ] SEMI-ANNUAL [ ] QUARTERLY [ ] TRI-ANNUAL	
<b>TAXING AUTHORITY NAME &amp; ADDRESS:</b>	PARCEL/PROPERTY ID/TMS #
_____	_____
_____	PARCEL/PROPERTY ID/TMS #
_____	_____

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SETTLEMENT AGENT \_\_\_\_\_



VERIFICATION OF TELEPHONE NUMBERS

Borrower(s): SANFORD COCKRELL III

Date: June 2, 2025

Loan Number: 1384347224

Property Address: 16 King street  
Charleston, SC 29401

Lender: JPMorgan Chase Bank, N.A.

Please verify the accuracy of the contact information below and check the box of the best contact phone number. If any telephone number shown below is not accurate, please make the correction(s) on this page.

- ☐ The information below is accurate.
- ☐ The information below requires corrections.

Borrower Name: SANFORD COCKRELL III  
Please check the box for the best contact number:

- ☐ Home Phone Number: 917-592-0172
- ☐ Work Phone Number:
- ☐ Mobile/Cell Phone Number: 917-592-0172

If applicable, enter telephone number correction(s) with the corresponding number type (home, work, mobile).

SANFORD COCKRELL IIIDATE



WAIVER OF ESCROW

Date: June 2, 2025  
Loan No.: 1384347224  
Borrower Name(s): SANFORD COCKRELL III

Lender: JPMorgan Chase Bank, N.A.

Property Address: 16 King street  
Charleston, SC 29401

Based upon your request, this notice is to inform you that your mortgage loan with JPMorgan Chase Bank, N.A.

will not have an escrow account. It also describes the risk of not having an escrow account.

An escrow account (sometimes called an “impound” or “trust” account) is an account that is used to pay escrow items such as property taxes and insurance. A borrower pays into the escrow account over time, and the creditor takes money from the account to pay costs as needed. You were given the option of having an escrow account, but you told us that you didn’t want one.

Lender agrees to waive the requirement for the monthly deposit of escrow funds for the above referenced mortgage loan. In consideration of this waiver, undersigned agrees to pay a fee of N/A.

You are responsible for directly paying your escrow items through potentially large quarterly, semi-annual or annual payments.

You agree to be solely responsible for the timely payment of any and all property taxes, assessments, leasehold payments, ground rents, and hazard or property insurance premiums (including flood insurance premiums, if applicable), collectively referred to as the “escrow items,” affecting the above referenced property. Further, you agree to provide the Lender with written evidence of the payment of such items.

If you don’t pay these costs, we could require an escrow account on your mortgage or add the costs to your loan balance. We also could require that you pay for insurance that we buy on your behalf. This insurance likely would be more expensive and provide fewer benefits than traditional homeowner’s insurance.

Lender shall have the right to establish or reestablish an escrow account for the payment of the escrow items in accordance with the terms of your loan documents in the event that during the term of the mortgage loan:

- a. You fail to pay any of the escrow items such as property taxes or insurance in a prompt and timely manner;
- b. You fail to provide Lender with evidence of payment of the escrow items within two (2) weeks following your receipt of a written request from Lender;
- c. You are otherwise in default under the terms of your mortgage loan documents; or
- d. It becomes necessary for Lender to advance funds to pay all or any portion of the escrow items.

If you change your mind, even after the closing of your loan, and want to set up an escrow account on your mortgage loan, you may contact JPMorgan Chase Bank, N.A.

at 1-866-233-3175.

ACKNOWLEDGEMENT

By signing below, you hereby acknowledge reading and understanding all of the information disclosed above, and receiving a copy of this disclosure on the date indicated below.

SANFORD COCKRELL III

DATE





When recorded, return to:  
JPMorgan Chase Bank, N.A.  
Attn: Collateral Trailing  
Documents,RE:MC 8000  
Chase Records Center  
700 Kansas Lane  
Monroe, LA 71203

This document was prepared by:  
Desiree Leon  
JPMorgan Chase Bank, N.A.  
1111 Polaris Parkway  
Columbus, OH 43240

Title Order No.: 3482523  
Escrow No.: 3482523  
LOAN #: 1384347224

MORTGAGE  
HOME EQUITY LINE OF CREDIT  
(Securing Future Advances)

THIS MORTGAGE is made on June 2, 2025. The mortgagor is Sanford A. Cockrell III.

This Mortgage is given to JPMorgan Chase Bank, N.A.,

whose address is 1111 Polaris Pkwy  
Columbus, OH 43240-2050.

In this Mortgage, the terms “you,” “your” and “yours” refer to the mortgagor(s). The terms “we,” “us” and “our” refer to JPMorgan Chase Bank, N.A..

Pursuant to a Home Equity Line of Credit Agreement dated the same date as this Mortgage (“Agreement”), you may incur maximum unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from time to time up to the maximum principal sum outstanding at any time of **FOUR HUNDRED THOUSAND AND NO/100\*\*\*\*\*** Dollars (U.S. **\$400,000.00** ). All amounts due under the Agreement must be paid in full not later than **June 10, 2055**.

You agree that this Mortgage shall continue to secure all sums now or hereafter advanced under the terms of the Agreement including, without limitation, such sums that are advanced by us whether or not at the time the sums are advanced there is any principal sum outstanding under the Agreement. The parties hereto intend that this Mortgage shall secure unpaid balances, and all other amounts due to us hereunder and under the Agreement. Any discounts charged in connection with the indebtedness secured by this Mortgage may be deferred, accrued, or capitalized.

This Mortgage secures to us: (a) the repayment of the debt evidenced by the Agreement, with interest, and all refinancings, renewals, extensions and modifications of the Agreement; (b) the payment of all other sums, with interest, advanced under this Mortgage to protect the security of this Mortgage; and (c) the performance of your covenants and agreements under this Mortgage and the Agreement. For this purpose and in consideration of the debt, you do



hereby mortgage, grant and convey to us and our successors and assigns the following described property located in  
**Charleston** County, South Carolina:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".**  
**Parcel ID Number: 4571602066**

which has the address of **16 King street, Charleston, SC 29401 ("Property Address")**.

**TO HAVE AND TO HOLD** this property unto us and our successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Mortgage. All of the foregoing is referred to in this Mortgage as the "Property."

**YOU COVENANT** that you are lawfully seized of the estate hereby conveyed and have the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. You warrant and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**YOU AND WE** covenant and agree as follows:

**1. Payment of Principal, Interest and Other Charges.** You shall pay when due the principal and interest owing under the Agreement and all other charges due hereunder and due under the Agreement, including any amounts you are required to pay into an escrow or impound account with us pursuant to Section 3.

**2. Application of Payments.** Unless applicable law provides otherwise, all payments received by us under the Agreement and Section 1 shall be applied by us as provided in the Agreement.

**3. Prior Mortgages; Charges; Liens.** You have disclosed to us and obtained our approval of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage. You shall perform all of your obligations under any mortgage, deed of trust or other security instruments with a lien which has priority over this Mortgage, including your covenants to make payments when due. You shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Mortgage, and leasehold payments or ground rents, if any. Upon our request, you shall promptly furnish to us all notices of amounts to be paid under this paragraph and receipts evidencing any such payments you make directly. You shall promptly discharge any lien (other than a lien disclosed to us in your application or in any title report we obtained) which has priority over this Mortgage.

Subject to applicable law, we may, upon notice either before or after the execution of this Mortgage, require you to pay amounts into an escrow or impound account with us, on the day monthly payments are due under the Agreement, up to the maximum amount permitted by law for the payment of all (a) taxes, assessments (including condominium and planned unit development assessments, if any) and other items which may attain priority over this Mortgage; (b) premiums for hazard insurance and any mortgage insurance required by us under this Mortgage; and (c) leasehold payments or ground rents on the Property, if any.

**4. Hazard Insurance.** You shall keep the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which we require insurance. This insurance shall be maintained in the amounts and for the periods that we require. You may choose any insurer reasonably acceptable to us. Insurance policies and renewals shall be acceptable to us and shall include a standard mortgagee clause. If we require, you shall promptly give us all receipts of paid premiums and renewal notices. If you fail to maintain coverage as required in this section, you authorize us to obtain such coverage as we in our sole discretion determine appropriate to protect our interest in the Property in accordance with the provisions in Section 6. You understand and agree that any coverage we purchase may cover only our interest in the Property and may not cover your interest in the Property or any personal property therein. You also understand and agree that the premium for any such insurance may be higher than the premium you would pay for such insurance. You shall promptly notify the insurer and us of any loss. We may make proof of loss if you do not promptly do so.

We may also, at our option and on your behalf, adjust and compromise any claims under the insurance, give releases or acquittances to the insurance company in connection with the settlement of any claim and collect and receive insurance proceeds. You appoint us as your attorney-in-fact to do all of the foregoing, which appointment you understand and agree is irrevocable, coupled with an interest with full power of substitution and shall not be affected by your subsequent disability or incompetence.



Insurance proceeds shall be applied to restore or repair the Property damaged, if restoration or repair is economically feasible and our security would not be lessened. Otherwise, insurance proceeds shall be applied to sums secured by this Mortgage, whether or not then due, with any excess paid to you. If you abandon the Property, or do not answer within 30 days after we give notice to you that the insurer has offered to settle a claim, then we may collect and use the proceeds to repair or restore the Property or to pay sums secured by this Mortgage, whether or not then due. Any application of proceeds to principal shall not require us to extend or postpone the due date of monthly payments or change the amount of monthly payments. If we acquire the Property at a forced sale following your default, your right to any insurance proceeds resulting from damage to the Property prior to the acquisition shall pass to us to the extent of the sums secured by this Mortgage immediately prior to the acquisition.

You shall not permit any condition to exist on the Property which would, in any way, invalidate the insurance coverage on the Property.

**5. Preservation, Maintenance and Protection of the Property; Loan Application; Leaseholds.** You shall not destroy, damage or substantially change the Property, allow the Property to deteriorate, or commit waste. You shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in our good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Mortgage or our security interest. You may cure such a default, as provided in Section 17, by causing the action or proceeding to be dismissed with a ruling that, in our good faith determination, precludes forfeiture of your interest in the Property or other material impairment of the lien created by this Mortgage or our security interest. You shall also be in default if you, during the loan application process, gave materially false or inaccurate information or statements to us (or failed to provide us with any material information) in connection with the loan evidenced by the Agreement, including, but not limited to, representations concerning your occupancy of the Property as a principal residence. If this Mortgage is on a leasehold, you shall comply with the lease. You shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. You shall not, without our express written consent, alter or amend the ground lease. If you acquire fee title to the Property, the leasehold and fee title shall not merge unless we agree to the merger in writing.

**6. Protection of Our Rights in the Property; Mortgage Insurance.** If you fail to perform the covenants and agreements contained in this Mortgage, or there is a legal proceeding that may significantly affect our rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then we may do, and pay for, anything necessary to protect the Property's value and our rights in the Property. Our actions may include paying any sums secured by a lien which has priority over this Mortgage or over any advance under the Agreement or this Mortgage, appearing in court, paying reasonable attorney's fees, paying any sums which you are required to pay under this Mortgage and entering on the Property to make repairs. We do not have to take any action we are permitted to take under this Section; and amounts we pay under this Section shall become additional debts you owe us and shall be secured by this Mortgage. These amounts shall bear interest from the disbursement date at the rate established under the Agreement and shall be payable, with interest, upon our request. If we required mortgage insurance as a condition of making the loan secured by this Mortgage, you shall pay the premiums for such insurance until such time as the requirement for the insurance terminates.

**7. Inspection.** We may enter and inspect the Property at any reasonable time and upon reasonable notice.

**8. Condemnation.** The proceeds of any award for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to us. If the Property is abandoned, or if, after notice by us to you that the condemnor offers to make an award or settle a claim for damages, you fail to respond to us within 30 days after the date the notice is given, we are authorized to collect and apply the proceeds, at our option, either to restoration or repair of the Property or to the sums secured by this Mortgage, whether or not then due. Unless we and you otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments payable under the Agreement and Section 1 or change the amount of such payments.

**9. No Release Upon Extension or Modification.** Our granting of any extension of time for payment or our agreement to modify the terms of repayment of the obligations under the Agreement or the requirements in this Mortgage shall not operate to release you from your obligations or liability under the Agreement or this Mortgage.

**10. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Mortgage shall bind and benefit your successors and permitted assigns. Your covenants and agreements shall be joint and several. Anyone who co-signs this Mortgage but does not execute the Agreement: (a) is co-signing this Mortgage only to mortgage, grant and convey such person's interest in the Property; (b) is not personally obligated to pay the Agreement, but is obligated to pay all other sums secured by this Mortgage; and (c) agrees that we and anyone else who signs this Mortgage may agree to extend, modify, forbear or make any accommodations regarding the terms of this Mortgage or the Agreement without such person's consent.

**11. Loan Charges.** If the loan secured by this Mortgage is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from you which exceed permitted limits will be refunded to you. We may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to you. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Agreement.

**12. Notices.** Unless otherwise required by law, any notice to you provided for in this Mortgage shall be delivered or mailed by first class mail to the Property Address or any other address you designate by notice to us, and any notice to us shall be delivered or mailed by first class mail to our address stated above or any other address we designate by notice to you.

**13. Governing Law; Severability.** The interpretation and enforcement of this Mortgage shall be governed by the law of the jurisdiction in which the Property is located, except as preempted by federal law. In the event that any provision or clause of this Mortgage or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of



this Mortgage or the Agreement which can be given effect without the conflicting provision. To this end the provisions of this Mortgage and the Agreement are declared to be severable.

**14. Transfer of the Property.** If all or any part of the Property or any interest in it is sold or transferred without our prior written consent, we may, at our option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by us if exercise is prohibited by federal law as of the date of this Mortgage.

**15. Sale of Agreement; Change of Loan Servicer.** The Agreement or a partial interest in the Agreement (together with this Mortgage) may be sold one or more times without prior notice to you. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Agreement and this Mortgage. There also may be one or more changes of the Loan Servicer unrelated to the sale of the Agreement. If there is a change of the Loan Servicer, you will be given written notice of the change as required by applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any information required by applicable law.

**16. Hazardous Substances.** You shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. You shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of Hazardous Substances in quantities that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property. You shall promptly give us written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which you have actual knowledge. If you learn or are notified by any government or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, you shall promptly take all necessary remedial actions in accordance with Environmental Law. As used in this Mortgage, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Mortgage, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

**17. Acceleration; Remedies.** You will be in default if (1) any payment required by the Agreement or this Mortgage is not made when it is due; (2) we discover that you have committed fraud or made a material misrepresentation in connection with the Agreement; or (3) your action, or your failure to act, adversely affects our security for the Agreement or any right we have in the Property. If a default occurs, we will give you notice specifying: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to you, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform you of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense you may have to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, we, at our option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. We shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees as permitted by applicable law.

**18. Discontinuance of Enforcement.** Notwithstanding our acceleration of the sums secured by this Mortgage under the provisions of Section 17, we may, in our sole discretion and upon such conditions as we in our sole discretion determine, discontinue any proceedings begun to enforce the terms of this Mortgage.

**19. Release.** Upon your request that we terminate the Agreement secured by this Mortgage and payment of all sums secured by this Mortgage, this Mortgage shall become null and void and we shall release this Mortgage. You will be responsible for all costs of recording such release.

**20. Additional Charges.** You agree to pay reasonable charges as allowed by law in connection with the servicing of this loan including, without limitation, the costs of obtaining tax searches and subordinations, provided, however, that nothing contained in this section is intended to create and shall not be construed to create any duty or obligation by us to perform any such act, or to execute or consent to any such transaction or matter, except a release of the Mortgage upon full repayment of all sums secured thereby.

**21. Homestead Waiver; Forbearance By Lender Not A Waiver.** You waive all rights of homestead exemption in the property. You waive the right to assert any statute providing appraisal rights which may reduce any deficiency judgment obtained by us against you in the event of foreclosure under this Mortgage. No waiver by us at any time of any term, provision or covenant contained in this Mortgage or in the Agreement secured hereby shall be deemed to be or construed as a waiver of any other term, provision or covenant or of the same term, provision or covenant at any other time.

**22. Future Advances.** The lien of this Mortgage shall secure the existing indebtedness under the Agreement and any future advances made under this Mortgage up to one hundred fifty percent (150%) of the original credit line provided in the Agreement plus interest thereon, reasonable attorneys' fees, and court costs.

**23. Riders to this Mortgage.** If one or more riders are executed by you and recorded together with this Mortgage, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider(s) were part of this Mortgage.

- ☐ Condominium Rider
- ☐ 1-4 Family Rider
- ☐ Planned Unit Development Rider
- ☒ Other(s) (specify)

Home Equity Line of Credit Rider to Security Instrument





**24. Waiver of Appraisal Rights.** The laws of South Carolina provide that in any real estate foreclosure proceeding a defendant against whom a personal judgment is taken or asked may within thirty days after the sale of the mortgaged property apply to the court for an order of appraisal. The statutory appraisal value as approved by the court would be substituted for the high bid and may decrease the amount of any deficiency owing in connection with the transaction. THE UNDERSIGNED HEREBY WAIVES AND RELINQUISHES THE STATUTORY APPRAISAL RIGHTS WHICH MEANS THE HIGH BID AT THE JUDICIAL FORECLOSURE SALE WILL BE APPLIED TO THE DEBT REGARDLESS OF ANY APPRAISED VALUE OF THE MORTGAGED PROPERTY. This waiver does not apply in any real estate foreclosure proceeding relating to a dwelling place as defined in S.C. Code Ann. § 12-37-250 or to a consumer credit transaction as defined in S.C. Code Ann. § 37-1-301.

**IN WITNESS WHEREOF,** you have hereunto set your hand and seal the day and year first above written.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
SANFORD COCKRELL III (Seal) DATE

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date) by  
SANFORD COCKRELL III.

\_\_\_\_\_  
(Signature of Person Taking Acknowledgement) (Official Seal)

\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
(Serial Number, if any)

Lender: JPMorgan Chase Bank, N.A.  
NMLS ID: 399798  
Loan Originator: Jonathan King  
NMLS ID: 2244751



Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.  
  
See Specific Instructions on page 2.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)  
**SANFORD COCKRELL III**

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.  

☐ Individual/sole proprietor    ☐ C corporation    ☐ S corporation    ☐ Partnership    ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)  
**Note:** Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.  
☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
  
Exempt payee code (if any) \_\_\_\_\_  
  
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) \_\_\_\_\_  
  
(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.  
**16 KING ST**

6 City, state, and ZIP code  
**Charleston, SC 29401**

7 List account number(s) here (optional)  
**1384347224**

Requester's name and address (optional)  
**JPMorgan Chase Bank, N.A.  
1111 Polaris Pkwy  
Columbus, OH 43240-2050**

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number  

243

06

2591

or

Employer identification number

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and

3. I am a U.S. citizen or other U.S. person (defined below); and

4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person

Date

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN),

or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
- Certify that you are not subject to backup withholding; or

ICE Mortgage Technology, Inc.  
Lender NMLS ID#: 399798

Cat. No. 10231X

Form **W-9** (Rev. 3-2024)  
GW9C (CLS)  
05/23/2025 10:06 AM PST

3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding.** Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called “backup withholding.” Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under “*By signing the filled-out form*” above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

## What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

- **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note for ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

- **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or “doing business as” (DBA) name on line 2.





• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner's name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n)...	THEN check the box for...
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation; or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

**Note:** A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1 – An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

2 – The United States or any of its agencies or instrumentalities.

3 – A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

- 4 – A foreign government or any of its political subdivisions, agencies, or instrumentalities.
- 5 – A corporation.
- 6 – A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.
- 7 – A futures commission merchant registered with the Commodity Futures Trading Commission.
- 8 – A real estate investment trust.
- 9 – An entity registered at all times during the tax year under the Investment Company Act of 1940.
- 10 – A common trust fund operated by a bank under section 584(a).
- 11 – A financial institution as defined under section 581.
- 12 – A middleman known in the investment community as a nominee or custodian.
- 13 – A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for...	THEN the payment is exempt for...
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5. <sup>2</sup>
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

<sup>1</sup> See Form 1099-MISC, Miscellaneous Information, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A – An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B – The United States or any of its agencies or instrumentalities.

C – A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D – A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E – A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F – A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G – A real estate investment trust.

H – A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I – A common trust fund as defined in section 584(a).

J – A bank as defined in section 581.

K – A broker.

L – A trust exempt from tax under section 664 or described in section 4947(a)(1).

M – A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.





Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/EIN](http://www.irs.gov/EIN). Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

- 1. **Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.
- 2. **Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.
- 3. **Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.
- 4. **Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a non-employee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).
- 5. **Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program**

**payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

**\*Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

**\*\***For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

**Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.



Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.** Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Go to [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.



HOME EQUITY REVOLVING LOAN DISBURSEMENT SCHEDULE

Loan Number: 1384347224 Disbursement Date: 06/06/2025

Lender: JPMorgan Chase Bank, N.A.

Borrower Name: SANFORD COCKRELL III

Property Address: 16 King street  
Charleston, SC 29401

Mailing Address: 16 KING ST  
Charleston, SC 29401

Borrower(s) requests the following disbursements and/or advance indicated below. If any estimated amount shown below varies from the actual paid (as of the date of closing), the Borrower(s) agrees to the actual amount and, if applicable, the corresponding change to the advance shown below. Borrower(s) agrees that any disbursement and/or advance is made under Borrower’s Home Equity Line of Credit Agreement and Disclosure Statement (Agreement).

FEES:			AMOUNT
Loan Origination Fee	TO	JPMorgan Chase Bank, N.A.	\$1,995.00
Appraisal Fee	TO	Solidifi Inc	PAID
Credit Report	TO	CoreLogic Credco	PAID
Flood Certification	TO	CoreLogic	PAID
Flood Life of Loan Coverage	TO	CoreLogic Flood Services	PAID
ID Verification Fee	TO	Data Verify	PAID
Settlement Fee	TO	Mortgage Connect, LP	PAID
Abstract or Title Search	TO	Mortgage Connect, LP	PAID
Admin/Processing Fee	TO	Mortgage Connect, LP	PAID
Recording Service	TO	Mortgage Connect, LP	PAID
Recording Fees	TO	County Recorder	PAID
		SUB-TOTAL of all loan fees	\$1,995.00
		TOTAL ADVANCE	\$340,000.00
		CASH TO/FROM BORROWER(S)	\$338,005.00

(Seal)

SANFORD COCKRELL III



DATE: **June 2, 2025**  
BORROWER: **SANFORD COCKRELL III**

LOAN #: **1384347224**  
PROPERTY ADDRESS: **16 King street**  
**Charleston, SC 29401**

**NOTICE OF RIGHT TO CANCEL**

**Your Right to Cancel:** We have agreed to establish an open-end credit account for you, and you have agreed to give us a security interest in your home as security for the account. You have a legal right under federal law to cancel the account, without cost, within three business days after the latest of the following events.

- 1. the opening date of your account which is **June 2, 2025** ; or
- 2. the date you received your Truth-in-Lending disclosures; or
- 3. the date you received this notice of your right to cancel the account.

If you cancel the account, the security interest in your home is also cancelled. Within 20 days of receiving your notice, we must take the necessary steps to reflect the fact that the security interest in your home has been cancelled. We must return to you any money or property you have given to us or to anyone else in connection with the account.

You may keep any money or property we have given you until we have done the things mentioned above, but you must then offer to return the money or property. If it is impractical or unfair for you to return the property, you must offer its reasonable value. You may offer to return the property at your home or at the location of the property. Money must be returned to the address shown below. If we do not take possession of the money or property within 20 calendar days of your offer, you may keep it without further obligation.

**How to Cancel:** If you decide to cancel the account, you may do so by notifying us, in writing, at:  
**JPMorgan Chase Bank, N.A.**  
**Mail Code: OH1-9000, 3415 Vision Drive**  
**Columbus, OH 43240-2050**  
**Att:Funder**  
**FAX: 866-457-0256**

You may use any written statement that is signed and dated by you and states your intention to cancel, or you may use this notice by dating and signing below. Keep one copy of this notice no matter how you notify us because it contains important information about your rights.

If you cancel by mail or telegram, you must send the notice no later than midnight of **June 5, 2025** (date) (or midnight of the third business day following the latest of the three events listed above). If you send or deliver your written notice to cancel some other way it must be delivered to the above address no later than that time.

**I WISH TO CANCEL**

SANFORD COCKRELL III

DATE

Joint owners of the property subject to the security interest may have the right to rescind the transaction. The exercise of this right by one owner shall be effective as to all owners.

The undersigned each acknowledge receipt of two completely filled in copies of the above Notice of Right to Cancel.

SANFORD COCKRELL III

DATE



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SANFORD COCKRELL III

DATE



SIGNATURE/NAME AFFIDAVIT

RE:	LOAN NUMBER	PROPERTY ADDRESS
	1384347224	16 King street, Charleston, SC 29401

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, SANFORD COCKRELL III

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

who, after being by me first duly sworn, upon oath does depose and say:

THAT, SANFORD COCKRELL III

as the name is signed on the note and/or security instrument is one and the same person as;

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

as the name appears in various loan documents.

SANFORD COCKRELL III DATE

State of \_\_\_\_\_

County of \_\_\_\_\_

Signed and sworn to (or affirmed) before me on this \_\_\_\_\_ (date) by SANFORD COCKRELL III.

(Official Seal)

\_\_\_\_\_  
(Signature of Person Taking Acknowledgement)

\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
(Serial Number, if any)

