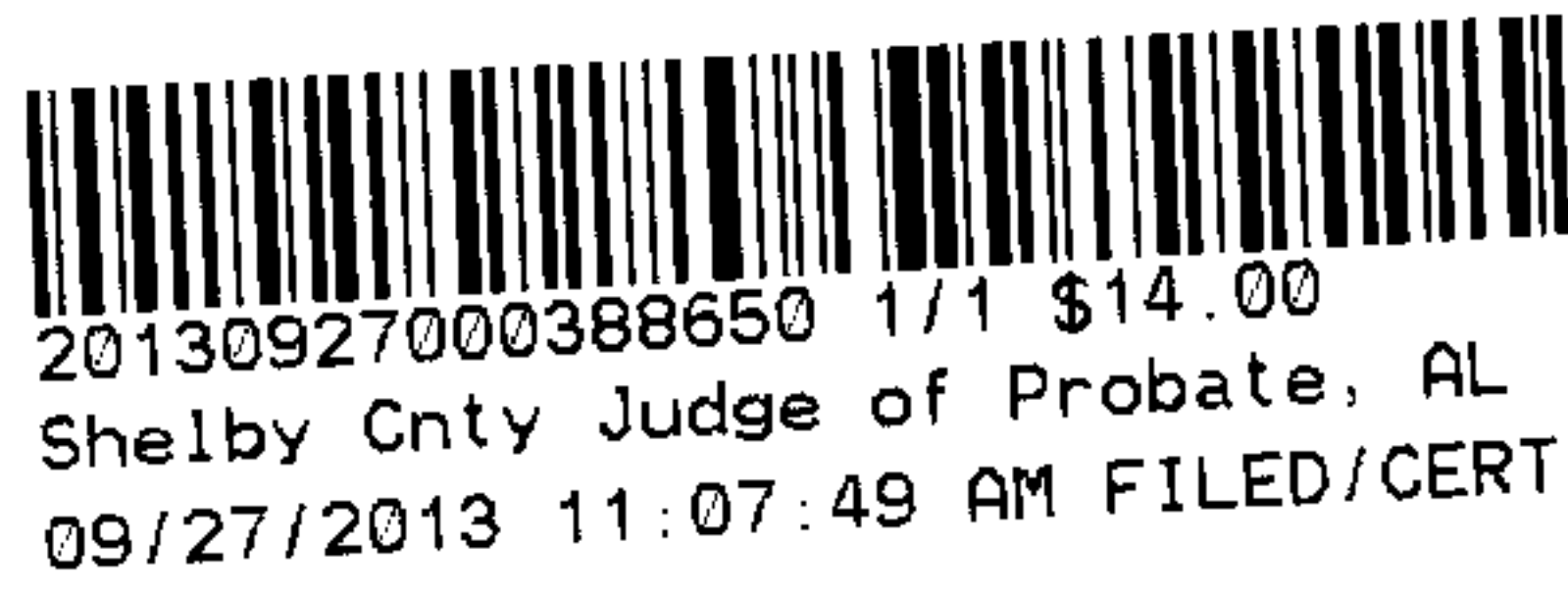


Recording Requested By:
PHH Mortgage Corporation (PHHM)

When Recorded Return To:

Lien Release Department
PHH Mortgage Corporation (PHHM)
220 Northpointe Pkwy
Amherst, NY 14228



RELEASE OF MORTGAGE

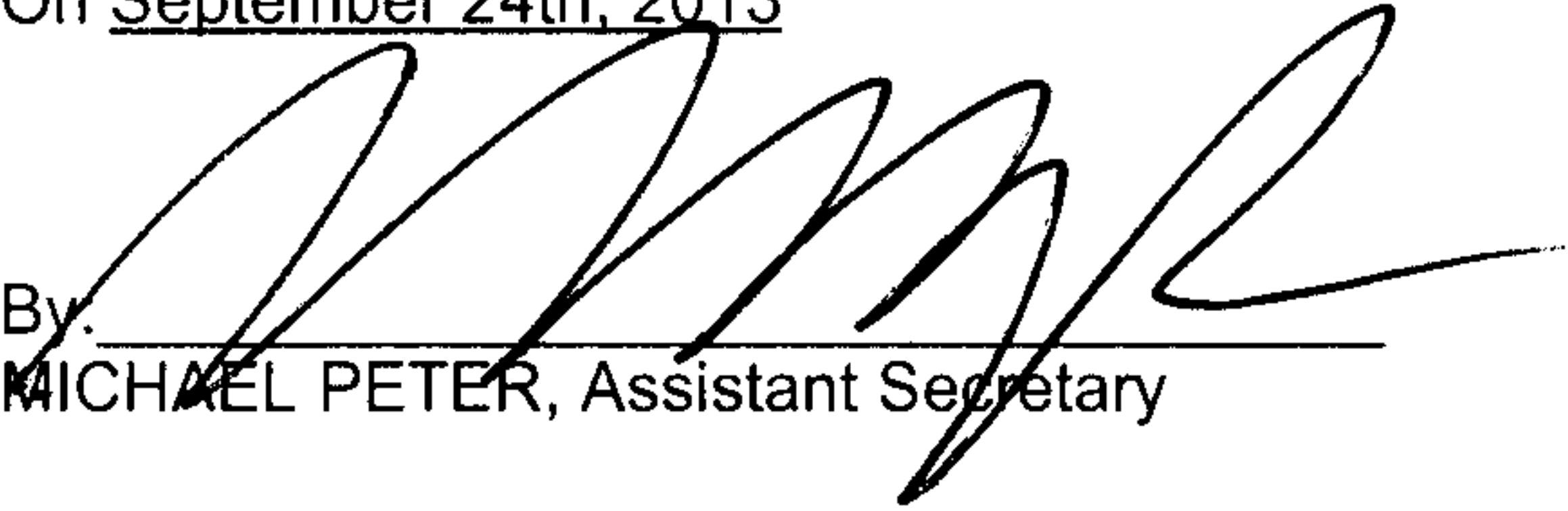
PHH Mortgage Corporation (PHHM) #:2009091824 "TODD" Lender ID:39A Shelby, Alabama
MERS #: 100298900595635160 SIS #: 1-888-679-6377

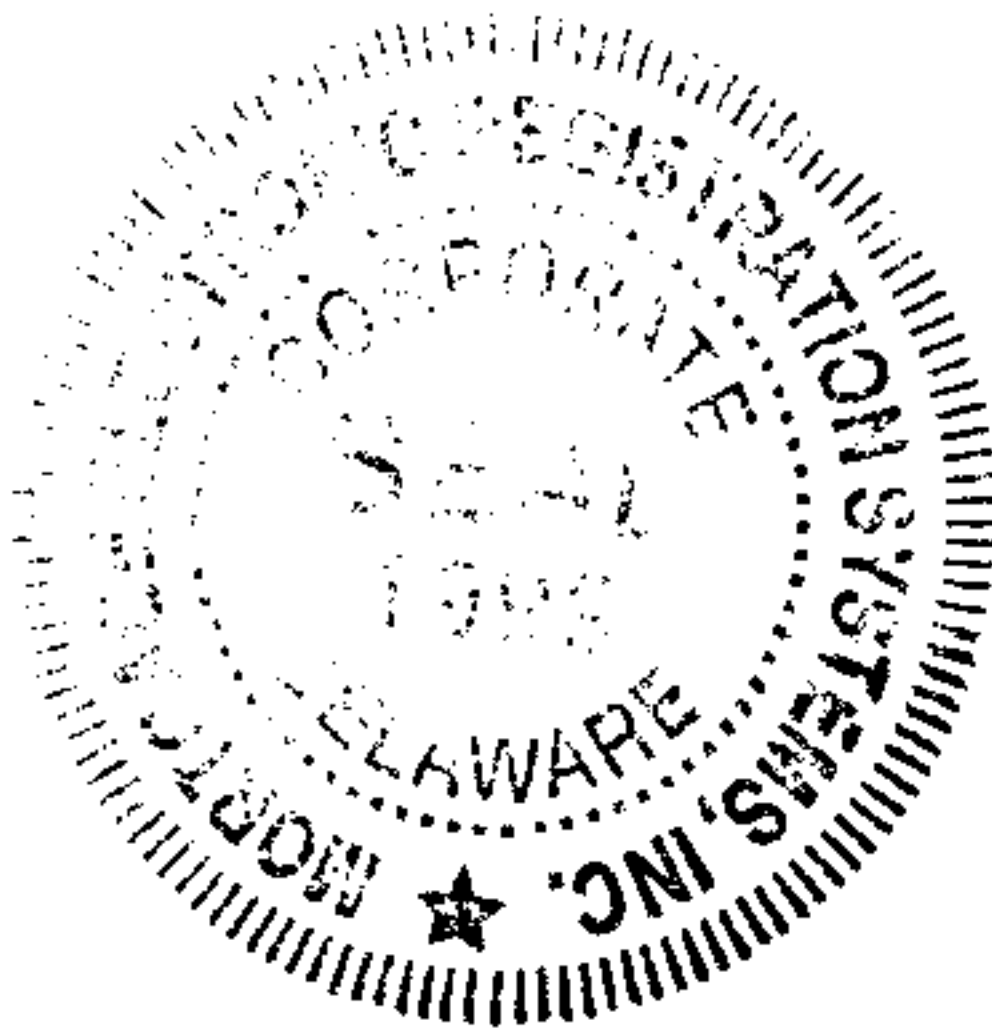
KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC BANK USA, N.A. ITS SUCCESSORS AND ASSIGNS, hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by JAMES H TODD AND SUSAN S TODD to secure payment of the principal sum of \$78,750.00 plus interest, originally to HSBC MORTGAGE CORPORATION (USA), in the County of Shelby, and the State of Alabama, Dated: 07/02/2001 Recorded: 07/26/2001 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2001-31209, is now Paid and Satisfied, and is therefore discharged.

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its duly authorized officer(s).

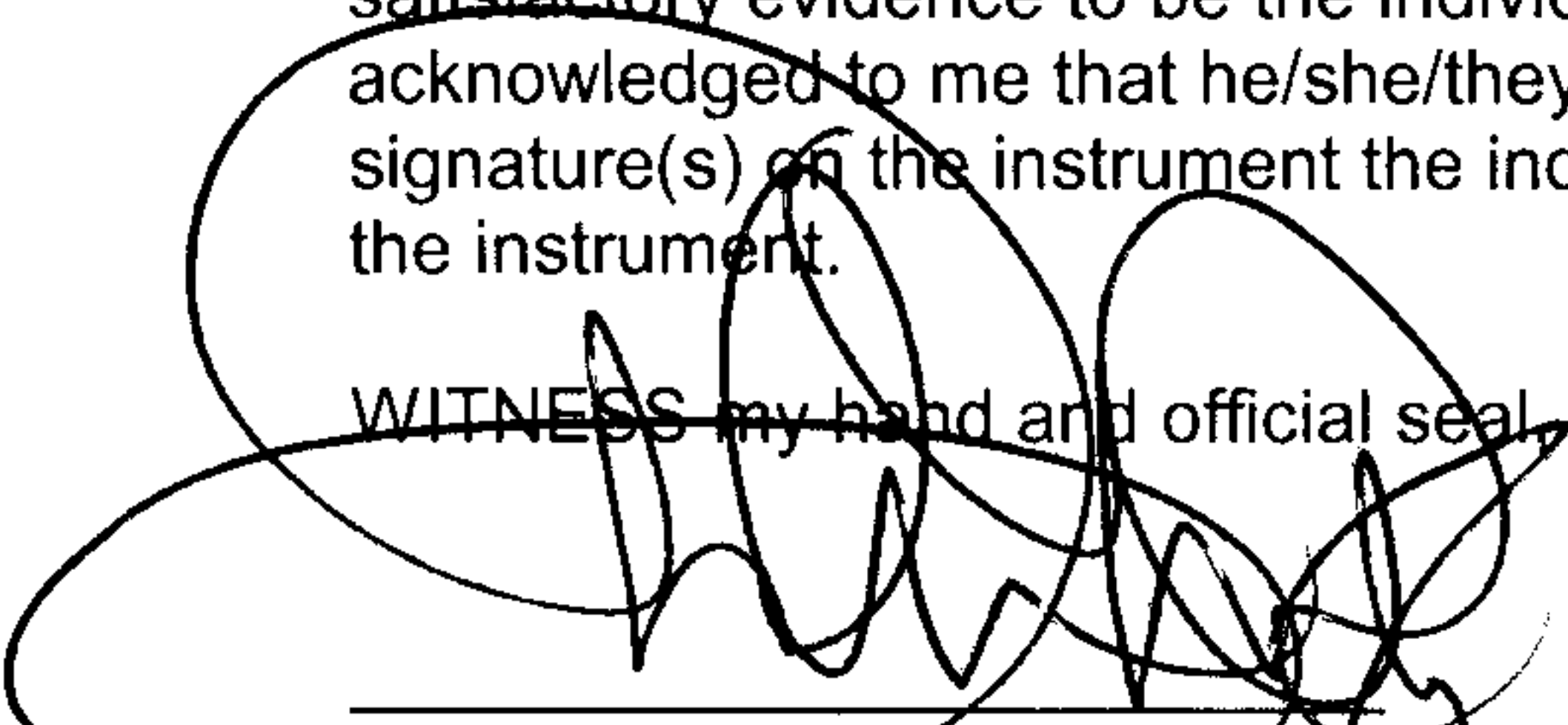
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC BANK USA, N.A. ITS SUCCESSORS AND ASSIGNS
On September 24th, 2013

By: 
MICHAEL PETER, Assistant Secretary



STATE OF New York
COUNTY OF Erie

On the 24th day of September in the year 2013 before me, the undersigned Notary Public in and for said State, personally appeared MICHAEL PETER, Assistant Secretary, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



WITNESS my hand and official seal.

INDRANI MUKHERJEE
Notary Expires: 04/08/2017 #01MJ6279444
Qualified in Erie County



(This area for notarial seal)

Prepared By: Julie Hoelzl, PHH Mortgage Corporation (PHHM) 220 Northpointe Pkwy, Amherst, NY 14228