

SRS 6/21/12 9:26:55
SRS DK T BK 3,456 PG 509
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

After recording return to:
RBS CITIZENS, N.A.
Attn: SBO Dept RJW 212
443 Jefferson Blvd
Warwick, RI 02886

This document prepared by: Melissa Pariseau
800-234-6002

Return Recorded Documents To:

Nations Direct Title Agency SUBORDINATION OF MORTGAGE
1100 Ocean Shore Blvd Suite 5
Ormond Beach, FL 32176
(877) 238-2973

THIS AGREEMENT made this 16th day of May, 2012

BETWEEN:

Mortgage Electronic Registration Systems, Inc. as nominee for RBS Citizens, N.A.
One Citizens Drive
Riverside, RI 02915-3000
("Lender")

and

Platinum Mortgage, Inc., and/or Mortgage Electronic Registration Systems, Inc., Solely
as Nominee for Lender, Their Successors and/or Assigns as Their Interests May Appear
103 Spenryn Drive, Suite B, Madison, AL 35758

("New Lender")

In consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Original Lender, being the mortgagee under the following mortgage ("Subordinate Mortgage"):

Mortgage dated November 17, 2006, made by Daryl D Theodore and Joyce G Theodore and First American Title as trustee to Mortgage Electronic Registration Systems, Inc. as nominee for Cartus Home Loans (fka Cendant Mortgage), in the principal amount of Thirty One Thousand Four Hundred Ninety Dollars, (\$31,490.00) and recorded November 28, 2006 in Liber/Reel 2,613, Page 465, of Section of Mortgages in the office of Desoto County, Mississippi

Tax Map: _____
District: _____
Section: _____
Block: _____
Lot: _____

Indexing Instructions:
Lot 296, Phase 6, Forest Hill
Community, Sections 8 & 17,
Township 2 South, Range 5
West, Plat Book 90, Page 19

And commonly known as: 4140 Three Hawks Dr, Olive Branch, Mississippi 38654

does hereby waive and subordinate the priority and operation of the Subordinate Mortgage upon the therein described premises to the following described mortgage ("New Mortgage"):

* Mortgage to be executed by Daryl D Theodore and Joyce G Theodore as borrower, to ~~Advance Mortgage & Investment Company~~ as New Lender, securing a total indebtedness not to exceed Two Hundred Twenty Nine Thousand Dollars, (\$229,000.00), upon the above described property in order that the lien of the Subordinate Mortgage be taken as junior and inferior to the lien of the New Mortgage without otherwise affecting the lien of the Subordinate Mortgage.

This Agreement shall be governed by and construed in accordance with the laws of the State of Rhode Island applicable to contracts made and to be performed in said State, shall not be modified, amended or terminated orally, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors, designees and assigns.

IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc. as nominee for RBS Citizens, N.A., has hereunto caused this Subordination to be executed as of the date set forth above.

SIGNED IN THE PRESENCE OF:

Mortgage Electronic Registration Systems, Inc. as nominee for RBS Citizens, N.A. successor by merger to Mortgage Electronic Registration Systems, Inc. as nominee for Cartus Home Loans (fka Candant Mortgage)



Melissa Pariseau

By: _____

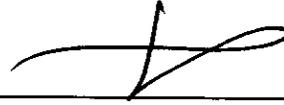
John Endslow, Assistant Vice President

* Platinum Mortgage, Inc., and/or Mortgage Electronic Registration Systems, Inc., Solely as Nominee for Lender, Their Successors and/or Assigns as Their Interests May Appear

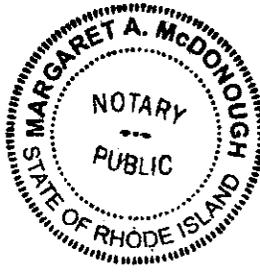
STATE OF RHODE ISLAND

COUNTY OF KENT

In Warwick, on this 16th day of May, 2012 before me personally appeared John Endslow, the Assistant Vice President of Mortgage Electronic Registration Systems, Inc. as nominee for RBS Citizens, N.A., a national banking association, to me known and known by me to be the party executing the foregoing instrument on behalf of said bank, and acknowledged said instrument and the execution thereof to be his/her free act and deed in said capacity and the free act and deed of said bank.



Notary Public: Margaret A McDonough
My Commission Expires: November 27, 2012
[SEAL]



Legal Description Exhibit A

Lot 296, Phase 6, Forest Hill Community, located in Sections 8 and 17, Township 2 South, Range 5 West, DeSoto County, Mississippi, as recorded in Plat Book 90, Page 19, in the Chancery Clerk of DeSoto County, Mississippi.