

BOTH WAYS



2025 01974739

Bk: 01382 Pg: 37 Cert#: 246103
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PARTIAL RELEASE OF MORTGAGE AND SECURITY AGREEMENT
AND RELEASE OF COLLATERAL ASSIGNMENT OF LEASES AND
RENTS

Salem Five Cents Savings Bank, a Massachusetts savings bank having an address of 210 Essex Street, Salem, MA 01970 (the "Mortgagee"), holder of the following instruments from Mystic Valley Regional Charter School, a body corporate duly organized by law, created by and the holder of a charter granted by the Commonwealth of Massachusetts Board of Education pursuant to G.L. c. 71 § 89, having an address of 4 Laurel Street, Malden, MA 02148 (the "Mortgagor"): ✓

1. A certain Mortgage and Security Agreement dated as of March 30, 2023 granted by the Mortgagor in favor of the Mortgagee recorded with the Middlesex South Registry of Deeds (the "Registry") in Book 81396, Page 1, and with the Land Court Registration Office of the Registry (the "Land Court") as Document No. ✓ 01944044 with Certificate No. 246103 (the "Mortgage") encumbering the premises located at:
 - a. 530 & 576 Eastern Avenue, Malden, Middlesex County, Massachusetts;
 - b. 306 Highland Avenue, Malden, Middlesex County, Massachusetts;
 - c. 12 Jacob Street, Malden, Middlesex County, Massachusetts;
 - d. 16 Jacob Street, Malden, Middlesex County, Massachusetts;
 - e. 50 Laurel Street (a/k/a 4 Laurel Street and 30 Laurel Street,) Malden, Middlesex County, Massachusetts;
 - f. 12-24 Lebanon Street, Malden, Middlesex County, Massachusetts;
 - g. 28 Lebanon Street, Malden, Middlesex County, Massachusetts;
 - h. 722-724 Salem Street, Malden, Middlesex County, Massachusetts;
 - i. 17 Columbia Street, Malden, Middlesex County, Massachusetts; and
 - j. 230 Highland Avenue (a/k/a 238 Highland Avenue), Malden, Middlesex County, Massachusetts

(collectively, the "Mortgaged Property");

2. A certain Collateral Assignment of Leases and Rents dated as of March 30,

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2023 granted by the Mortgagor in favor of the Mortgagee with respect to each Mortgaged Property, recorded with the Registry in Book 81396, Page 34, and with the Land Court as Document No. 01944045 with Certificate No. 246103 (the "Assignment");

for consideration paid, does hereby release to the Mortgagor, and to all those claiming title through or under Mortgagor of record, all interest acquired under the Mortgage and the Assignment in the portion of the Mortgaged Premises known as and numbered **17 Columbia Street, Malden, Middlesex County, Massachusetts and 230 Highland Avenue (a/k/a 238 Highland Avenue), Malden, Middlesex County, Massachusetts**, together with any appurtenant rights and easements thereto.

No other collateral is hereby released from the lien of the aforesaid Mortgage and Assignment. This partial release shall not in any way affect or impair the right to hold under the Mortgage and Assignment and as security for the sum remaining due thereon and to sell under the power of sale contained in the Mortgage, all the remainder of the Mortgaged Property therein conveyed and not hereby or heretofore released.

[Signatures appear on following page.]

IN WITNESS WHEREOF, the said SALEM FIVE CENTS SAVINGS BANK has caused its corporate seal to be hereto affixed and these presents to be signed, in its name and behalf by the undersigned hereunto duly authorized this 4th day of April, 2025. ✓

SAMEL FIVE CENTS SAVINGS BANK

By: 

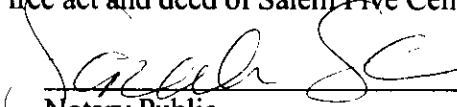
Name: Daniel Rapoza

Title: Senior Vice President

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 4 day of April, 2025, before me, the undersigned notary public, personally appeared Daniel Rapoza, as Senior Vice President of Salem Five Cents Savings Bank, and proved to me through satisfactory evidence of identification, which was MA DL, to be the persons whose name are signed on the preceding or attached document, and acknowledged to me that they each signed it voluntarily for its stated purpose and acknowledged the foregoing to be the free act and deed of Salem Five Cents Savings Bank


Notary Public

My commission expires: October 11, 2030

