

	For the years ended December 31,								
	2021			2020			2019		
	Average Balance	Interest	Average Rate	Average Balance	Interest	Average Rate	Average Balance	Interest	Average Rate
<i>(Dollars in thousands)</i>									
Noninterest-bearing liabilities and equity:									
Noninterest-bearing demand deposits	1,796,525			1,114,912			723,682		
Other liabilities	67,425			74,620			66,148		
Total equity	<u>801,074</u>			<u>661,942</u>			<u>647,726</u>		
Total liabilities and equity . . .	<u>\$6,026,819</u>			<u>\$5,426,469</u>			<u>\$4,773,652</u>		
Net interest income		<u>\$369,130</u>			<u>\$284,728</u>			<u>\$255,903</u>	
Interest spread ⁽²⁾			<u>6.50%</u>			<u>5.41%</u>			<u>5.54%</u>
Net interest margin ⁽³⁾			<u>6.72%</u>			<u>5.71%</u>			<u>5.92%</u>

1. Balance totals include respective nonaccrual assets.
2. Net interest spread is the yield on average interest-earning assets less the rate on interest-bearing liabilities.
3. Net interest margin is the ratio of net interest income to average interest-earning assets.

The following table presents loan yields earned on our loan portfolios:

	For the Years Ended December 31,		
	2021	2020	2019
<i>(Dollars in thousands)</i>			
Average Banking loans	\$3,410,732	\$3,690,727	\$3,249,046
Average Factoring receivables	1,302,702	733,687	574,977
Average Payments receivables	109,176	41,477	8,216
Average total loans	<u>\$4,822,610</u>	<u>\$4,465,891</u>	<u>\$3,832,239</u>
Banking yield	5.38%	5.37%	6.02%
Factoring yield	14.26%	14.99%	17.40%
Payments Yield	11.08%	10.79%	14.78%
Total loan yield	7.91%	7.00%	7.75%

We earned net interest income of \$369.1 million for the year ended December 31, 2021 compared to \$284.7 million for the year ended December 31, 2020, an increase of \$84.4 million, or 29.6%, primarily driven by the following factors.

Interest income increased \$65.4 million, or 20.3%, reflecting an increase in total average interest earning assets of \$504.6 million, or 10.1%, and an increase in average total loans of \$356.7 million, or 8.0%. The average balance of our higher yielding Factoring factored receivables increased \$569.0 million, or 77.6%, driving the majority of the increase in interest income along with an increase in average Payments factored receivables. This was partially offset by a decrease in average Banking loans of \$280.0 million, or 7.6%. Interest income from our Banking loans is impacted by our lower yielding mortgage warehouse lending product. The average mortgage warehouse lending balance was \$792.2 million for the year ended December 31, 2021 compared to \$729.8 million for the year ended December 31, 2020. A component of interest income consists of discount accretion on acquired loan portfolios; primarily our liquid credit portfolio made up of broadly syndicated national credits. We recognized discount accretion on purchased loans of \$9.3 million and \$10.7 million for the years ended December 31, 2021 and 2020, respectively.