

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

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**\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\***

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**\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\***

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Instrument #:	2026001192	
Receipt Number:	220976	Return To:
Recorded As:	EREC-SATISFACTION	
Recorded On:	January 16, 2026	
Recorded At:	11:27:15 AM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16355: 32 - 33	Direct- GIBSON, MATTHEW L
Total Pages:	2	Indirect- MORTGAGE ELECTRONIC REGISTRATION

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**\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\***

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Recording Fee: \$10.00  
Tax Charge: \$0.00



*Margaret Bailey*

Margaret Bailey - Register of Deeds

When Recorded Mail To:  
Shellpoint Mortgage Servicing  
C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683

**SOUTH CAROLINA MORTGAGE/DEED OF TRUST SATISFACTION**

PURSUANT TO SECTION 29-3-330(B)(3) OF THE SOUTH CAROLINA CODE OF LAWS, 1976

The undersigned being the mortgagee of record, the trustee of a deed of trust, or the legal representative, agent or officer, or attorney-in-fact of the mortgagee of record or the trustee of the trust, under written agreement duly recorded, of either of the foregoing, certifies:

MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CAROLINA ONE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS  
MORTGAGOR: MATTHEW L GIBSON AND LAUREN N. GIBSON

DATED: 03/30/2021

Present Holder: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CAROLINA ONE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS

The debt secured by the mortgage recorded in the office of the Clerk of Court or Register of Deeds of **DORCHESTER** County in **Book 13248 and Page 80** is:

☒ paid in full and the lien or the foregoing instrument has been released; or

☐ the lien of the foregoing instrument has been released.

The Clerk of Court or Register of Deeds may enter this cancellation into record.

Under penalties of perjury, I declare that I have examined this declaration this 16th day of January in the year 2026 and, to the best of my knowledge and belief, it is true, correct, and complete.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CAROLINA ONE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS

By:   
**MONYAI JONES**  
**VICE PRESIDENT**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.


Signed and Delivered in the presence of:

  
**NATHANIEL PARKS III**  
**WITNESS**

  
**ALEXIS KALLAPURE**  
**WITNESS**

STATE OF MICHIGAN COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me on this 16th day of January in the year 2026 by Monyai Jones as VICE PRESIDENT who is/are authorized to execute this instrument on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CAROLINA ONE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS. He/she/they is (are) personally known to me.

  
**CIERRA GRIFFIN**  
**COMM EXPIRES: 1/24/2031**

**CIERRA GRIFFIN**  
**NOTARY PUBLIC, STATE OF MI**  
**COUNTY OF MACOMB**  
**MY COMMISSION EXPIRES Jan 24, 2031**  
**ACTING IN COUNTY OF Oakland**

SPTRC 449286976 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
101225300003058442 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T162601-12:32:17 [C-1] ERCNSC5



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