

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 #: 2026001445  
Receipt Number: 221178 Return To:  
Recorded As: EREC-SATISFACTION  
Recorded On: January 22, 2026  
Recorded At: 09:16:53 AM Received From: CSC  
Recorded By: NW Parties:  
Book/Page: RB 16361: 103 - 105 Direct- SMITH, EMILY HARDEE  
Total Pages: 3 Indirect- MORTGAGE ELECTRONIC REGISTRATION

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

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



Margaret Bailey

Margaret Bailey - Register of Deeds

**SOUTH CAROLINA**  
 COUNTY OF DORCHESTER  
 LOAN NO.: 40103925

WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH.  
 208-528-9895



## MORTGAGE OR DEED OF TRUST SATISFACTION

(Pursuant to Section 29-3-330(B)(3) of the South Carolina Code of Laws, 1976)

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST-CITIZENS BANK & TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, 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 a written agreement duly recorded, of either of the foregoing, states:

The debt secured by the Mortgage or Deed of Trust in the original amount of **\$221,000.00** dated **FEBRUARY 01, 2021** executed by **EMILY HARDEE SMITH AND CARLTON FORREST SMITH**, Original Mortgagor or Trustor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST-CITIZENS BANK & TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee or Beneficiary, recorded in the Office of the Clerk or Register of Deeds in and for the County of **DORCHESTER**, State of **SOUTH CAROLINA**, on **FEBRUARY 05, 2021** in Book **RB 13108** at Page **197** as Instrument No. **2021003955** is:

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

the lien of the foregoing instrument has been released.

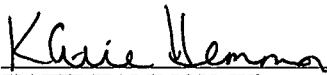
### LEGAL DESCRIPTION: AS DESCRIBED IN SAID MORTGAGE

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 document on this **20** day of **JANUARY, 2026** and, to the best of my knowledge and belief, it is true, correct, and complete.

Witness my/our hand this **JANUARY 20, 2026**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

  
 KATIE HAMMON, Witness

  
 TRACY ALBERTSON, VICE PRESIDENT

  
 KATHERINE LARREA, Witness

POD: 20260112  
 FC8121723IM - LR - SC



Page 1 of 2



MIN: 100113411000136904

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JANUARY 20, 2026, before me, ASHLEY GITTINS, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

*Ashley Gittins*  
ASHLEY GITTINS (COMMISSION EXP. 03/29/2031)  
NOTARY PUBLIC

