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May 26 2026

SC Court of Appeals

FILED
2026 MAY 22 P 4: 28
DORIS POLIOS O'HARA
CCJP & GS
FLORENCE COUNTY, SC

IN THE COURT OF APPEALS OF SOUTH CAROLINA

Regina Ford, Appellant

v.

Zack Alleyne, Respondent

CERTIFIED: A TRUE COPY
Doris Polios O'Hara
CLERK OF COURT C.P. & G.S.
FLORENCE COUNTY, S.C.

Appeal From Florence County
Honorable George M. McFaddin, Jr.
Case No.: 2026CP2100023

NOTICE OF APPEAL

Notice is hereby given that Appellant Regina Ford appeals from the Order entered by the Honorable George M. McFaddin, Jr. on May 12, 2026 affirming the Magistrate Court ruling.

GROUND FOR APPEAL

1. Appellant states that the underlying action was presented as an action concerning alleged nonpayment of November rent and Appellant prepared a defense addressing that issue.
2. Nov 5 2026 Appellant Paid Rent, it was excepted, funds deducted from my account.
3. Nov 6. 2026 Respondent filed for nonpayment of November 2025 Rent. He then sent the Rent back and Filed an eviction for November rent.
4. Appellant further states that an eviction action filed during October 2025 involving allegations concerning late payments and month to month occupancy was dismissed without prejudice. Appellant understood the prior payment concerns to have been addressed at the hearing
5. Appellant states that the underlying action was presented as an action concerning alleged nonpayment of November rent and Appellant prepared a defense addressing that issue.
6. Appellant further states that substantial emphasis was later placed upon historical payment allegations from prior years which Appellant understood had previously been addressed and resolved.
7. Appellant respectfully states that the parties' relationship involved an ongoing occupancy arrangement that started in June 2021 and course of dealing rather than a simple month to month arrangement. Appellant paid a security deposit upon beginning occupancy, contributed toward utility related deposits, and states that an advance payment equivalent to approximately 1 month of rent was paid at the beginning of 2025. Appellant further states that payment concerns from 2023 and 2024 were discussed and addressed through a payment arrangement proposed by Appellant and acknowledged by Respondent at the end of 2024 and beginning of 2025. Appellant states that the parties followed that arrangement throughout 2025 and that the advance payment structure was specifically intended to maintain timely payments and avoid future payment issues.
8. Appellant further states that Appellant invested additional funds into the property, including electrical outlet improvements, wall construction and office modifications,

which Appellant respectfully submits are relevant to the parties' overall course of dealing and understanding regarding occupancy.

9. Appellant respectfully submits that despite the prior dismissal and the parties' subsequent payment arrangements during 2025, substantial emphasis was later placed upon historical payment allegations from 2023 and 2024 which Appellant understood had previously been discussed and resolved.
10. Court records additionally reflect that Respondent submitted a Letter to the Judge dated May 8, 2026 and Appellant states that the submission was not received prior to the Court entering its ruling.
11. Appellant respectfully requests review of these issues and any additional relief deemed appropriate.

Respectfully submitted,

Regina Ford
703 A Mechanics Street
Florence, SC 29506
803.518.0320
reginacford@gmail.com

Signature: Regina Ford

Date: 5-22-26

CERTIFICATE OF SERVICE

I certify that I served a true copy of this Notice of Appeal upon:

Zack Alleyne
392 West Evans Street
Florence, SC 29501

By:

- U.S. Mail
 Hand Delivery
 Email

Signature: Regina Ford

Date: 5-22-26



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From: K. Gina Ford

703 A Mechanics St

Florence SC 29501

To: Zack Allyn

392 W Evans St

Florence SC 29501

PS Form 3817, April 2007 PSN 7530-02-000-9065

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)
)

2025CV2110105820
CIVIL CASE NUMBER
MAGISTRATE'S COURT

BOND TO STAY EXECUTION ON APPEAL

Zack Alleyne
392 W Evans St
Florence, SC 29501
(843) 252-5482

LANDLORD

Vs
Regina Ford
703 A Mechanics Street
Florence, SC 29506

TENANT(S)

TO: Circuit Court

Now comes the Tenant(s) in the above-entitled action and respectfully shows the Court that a Judgment of Execution was issued against the Tenant(s) and for the Landlord on **December 22, 2025**, by the Magistrate. Tenant(s) has appealed the Judgment to the Circuit Court.

Pursuant to the findings of the Magistrate, the Tenant(s) is obligated to **pay rent in the amount of \$550.00 per month, due on the 1st of each month no later than the 5th day of each month.** Payments are to be made by cash, cashier's check or money order to Zack Alleyne.

Tenant(s) hereby undertakes to pay the periodic rent hereinafter due according to the aforesaid findings of the Court and moves the Circuit Court to stay execution on the Judgment for Ejectment until this matter is heard on appeal and decided by the Circuit Court.

Bond: \$550.00, due on or by Jan 14, 2026 by 10:00am . Rent in the amount of \$550.00, is due on the 1st day of the month beginning Feb. 1, 2026 and is late after the 5th day of the month. All monies are due via certified funds until the appeal is resolved. All litigants must comply with the Bond to Stay until the appeal is resolved.

Dated on January 8, 2026: Regina Ford Tenant(s)

Upon execution of the above bond, execution on the Judgment of Ejectment is hereby stayed until the action is heard on appeal and decided by the Circuit Court. If Tenant(s) fails to make any rental payment within five days of the due date, upon application of the Landlord, the stay of execution shall dissolve, the appeal by the Tenant(s) to the Circuit Court on issues dealing with possession must be dismissed and the Sheriff may dispossess the Tenant(s).

Dated on January 8, 2026: [Signature] JUDGE
Florence Magistrate Court
180 North Irby Street (M S C-W)
Florence, SC 29501-3456
Phone: (843) 665-0031 Fax: (843) 661-7800

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v.

Zack Alleyne, Respondent

**Appeal From Florence County
Honorable George M. McFaddin, Jr.
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