

Recording Requested/Prepared By:  
**PRADEEP D**  
**BSI FINANCIAL SERVICES**  
**c/o VISIONET SYSTEMS INC.**  
**111 TECHNOLOGY DRIVE,**  
**PITTSBURGH, PA - 15275**  
Voice: 412-927-0226

When Recorded Return To:  
**VISIONET SYSTEMS INC.**  
**111 TECHNOLOGY DRIVE**  
**PITTSBURGH, PA 15275**

LANCASTER COUNTY, SC	
2025009107SATISFACTION MORTGAG	
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
07-11-2025	03:18:33 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:MORT 5378 PG:147-148	

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ORDER #: 870601, LOAN #: 1701666082, "ABIGAIL J SHEHADI", LANCASTER COUNTY, SOUTH CAROLINA  
**SATISFACTION OF MORTGAGE**

**MIN #:100336300023601799 MERS PHONE #: 1-888-679-6377**

Dated: **JULY 09, 2025**

STATE: **SOUTH CAROLINA**  
COUNTY: **LANCASTER COUNTY**

Borrower: **ABIGAIL J SHEHADI AND JOHN CHARLES BELL**  
Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE,**  
**AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., ITS SUCCESSORS AND ASSIGNS,**  
Dated: **JANUARY 23, 2024** Recorded: **JANUARY 25, 2024**, in Book/Reel/Liber: **MORT 5077**, Page/Folio: **217** as  
Instrument No.: **2024000847**  
Present Owner/Holder: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

The undersigned, being the owner and holder of the above-described mortgage, acknowledges that the debt which  
was secured hereby has been paid in full and the lien of the mortgage is satisfied and cancelled.

Loan Amount **\$368,134.00**  
Tax Parcel ID **0034-00-027.01**  
Property Address: **2647 DUSTY TRAIL LANE, LANCASTER, SOUTH CAROLINA 29720**

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.**

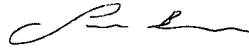


**ALYSSA M. GRAHAM**  
**VICE PRESIDENT**

WITNESSES:



**ALEXYS RIGGINS**

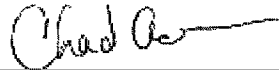
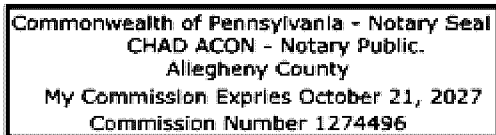


**SAMANTHA BEATTY**

State of **PENNSYLVANIA**  
County of **ALLEGHENY**

On **JULY 09, 2025**, before me, **CHAD ACON**, a Notary Public in and for the county of **ALLEGHENY** in the state of **PENNSYLVANIA**, personally appeared **ALYSSA M. GRAHAM, VICE PRESIDENT** for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Printed Name: **CHAD ACON**  
Notary Public  
My Commission Expires: **10/21/2027**