

**2024005823**  
 PARTIAL RELEASE OF MORTGAGE  
 RECORDING FEES \$10.00  
 PRESENTED & RECORDED:  
**07-26-2024 01:46 PM**  
**K MICHELLE SIMMONS**  
 CLERK OF COURT  
 LAURENS COUNTY, SC  
 BY: CLERK 1 CLERK  
**BK: M 3053**  
**PG: 205 - 206**

DOCUMENTS PREPARED BY:  
 DIAL GRIMM & RUPERT  
 121 EXECUTIVE CENTER DRIVE, STE 218  
 COLUMBIA, SC 29210

STATE OF SOUTH CAROLINA  
 COUNTY OF Laurens

**PARTIAL RELEASE OF MORTGAGE**  
**Mortgage/Record Book 2965 at Page 92**

KNOW ALL MEN that **Columbia Cash Reserves Investment Partnership**, owner of the Mortgage hereinafter referred to, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, does forever discharge, and release that certain tract of land described as follows, to wit:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Laurens, being shown and designated as Lot 28 on a Final Plat of Hidden Hills, prepared for Beeson Development, LLC by Ridgewater Engineering & Surveying, dated March 7, 2023, and recorded March 17, 2023 in Book PC A980 at Page 4. Reference being made to said plat for a more complete and accurate description thereof.

This being a portion of the property conveyed to McGuinn Homes, LLC by deed of Beeson Development, LLC, dated September 14, 2023 and recorded September 15, 2023 in Book 1763 at Page 8.

TMS: 505-00-00-028

ADDRESS: 118 Myers Lane, Laurens, SC 29360

from all claims and liens under that certain Mortgage from **McGuinn Homes, LLC**, recorded in the office of the ROD/RMC/Clerk of Court for **Laurens County** on **September 15, 2023**, in Mortgage/Record Book **2965** at Page **92**.

IN ALL OTHER RESPECTS, the aforesaid Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, **Columbia Cash Reserves Investment Partnership**, by its duly authorized officer, agent has its hand and seal this 21<sup>st</sup> day of June, 2024.

[Signature]  
Witness #1

Abigail G. Hall  
Witness #2 – Notary

**Columbia Cash Reserves Investment Partnership**

[Signature]  
By: Christopher J. Walkup, Treasurer

STATE OF South Carolina

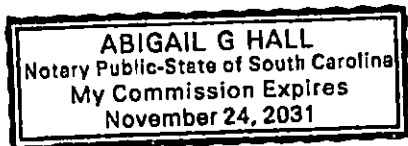
COUNTY OF Laurens

**ACKNOWLEDGMENT**

S.C. § 30-5-30  
(Effective January 1, 1995)

I, a Notary Public for the State of South Carolina do hereby certify that **Columbia Cash Reserves Investment Partnership** by its duly authorized agent, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 21<sup>st</sup> day of June, 2024.



Abigail G. Hall  
Notary Public  
My Commission Expires: 11/24/2031