

2024005827
 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: 213 - 214

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 2932 at Page 73

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 the improvements thereon, situate, lying and being in the County of Laurens, State of South Carolina, being shown and designated as Lot 17 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 Grantor herein by deed of Beeson Development, LLC, dated May 16, 2023 and recorded May 17, 2023 in Book 1735 at Page 234.

TMS: 505-00-00-017

Property Address: 139 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 **May 17, 2023**, in Mortgage/Record Book **2932** at Page **73**.

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 21st 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

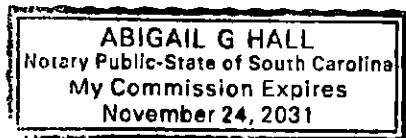
COUNTY OF Richland

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 21st day of June, 2024.



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