

2024005828
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: 215 - 216

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 77;

KNOW ALL MEN that **Bird Partners, Inc.**, 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 5 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 May 16, 2023, and recorded May 17, 2023 in Record Book 1735 at Page 234.

TMS: 505-00-00-088

Property Address: 113 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 **77**.

IN ALL OTHER RESPECTS, the aforesaid Mortgage shall remain in full force and effect. IN WITNESS WHEREOF, Bird Partners, Inc., by its duly authorized officer, agent has its hand and seal this 19th day of June, 2024.

Mary Kay Bernard
Witness #1
Nancy W. Pope
Witness #2 - Notary

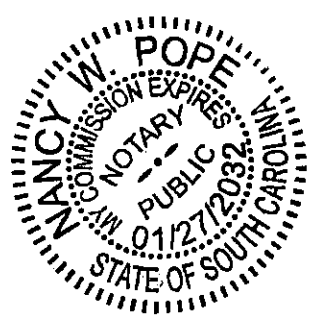
Bird Partners, Inc.
Adrian Bird
By: Adrian Bird
Its: President

STATE OF S.C.
COUNTY OF Richland

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

I, a Notary Public for the State of S.C., do hereby certify that Bird Partners, Inc., 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 19th day of June, 2024.



Nancy W. Pope
Notary Public S.C.
My Commission Expires: 1-27-32