

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

**2024005829**  
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: 217 - 218**

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 18 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: 505-00-00-018

Property Address: 141 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 19<sup>th</sup> 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 19<sup>th</sup> day of June, 2024.

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

