

K MICHELLE SIMMONS

CLERK OF COURT
LAURENS COUNTY, SC
BY: CLERK 1 CLERK

BK: M 3053

PG: 219 - 220

2024005830

PARTIAL RELEASE OF MORTGAGE
RECORDING FEES \$10.00
PRESENTED & RECORDED:

07-26-2024 01:46 PM

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;
Modified in Mortgage/Record Book 2965 at
Page 96**

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 21 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.

Being the same property conveyed unto McGuinn Homes, LLC by deed from Beeson Development, LLC, dated September 14, 2023 and recorded September 15, 2023 in Deed Book 1763 at Page 8 in the ROD Office for Laurens County, South Carolina.

TMS No.: 505-00-00-021

Property Address: 138 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**; Modified in Mortgage/Record Book **2965** at Page **96**.

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 Bennett
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