

TRACT 1

## Parcel Summary

Parcel ID 0160-00-047.00  
 Account # 26347  
 Millage Group 01 - County - County  
 Land Size 73 AC  
 Location Address 3 MI S W KERSHAW  
 Lancaster 29720  
 Zoning AR : Agricultural Residential  
 Neighborhood 13  
 Property Use Code Qualified Agricultural (QUSE)  
 Plat Book 8  
 Plat Page 0131  
 Block#  
 Lot#

## Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

## Owner Information

[CROXTON ROY D JR](#)  
 7136 CROXTON RD  
 KERSHAW SC 29067

## Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
QualAg (QUSE)	73.00	CROP/TIMBER	SITE	0	0	\$8,906

## Building Information

Building ID 25969  
 Style /00  
 Gross Sq Ft  
 Finished Sq Ft  
 Stories  
 Condition Average  
 Interior Walls  
 Exterior Walls  
 Year Built 0  
 Garage  
 Porch  
 Effective Year Built 0  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Bedrooms  
 Full Bathrooms 0  
 Half Bathrooms 0  
 3/4 Bathrooms 0  
 Grade  
 Grade Description  
 Number of Fire Pl 0  
 Unit Description

Rooms

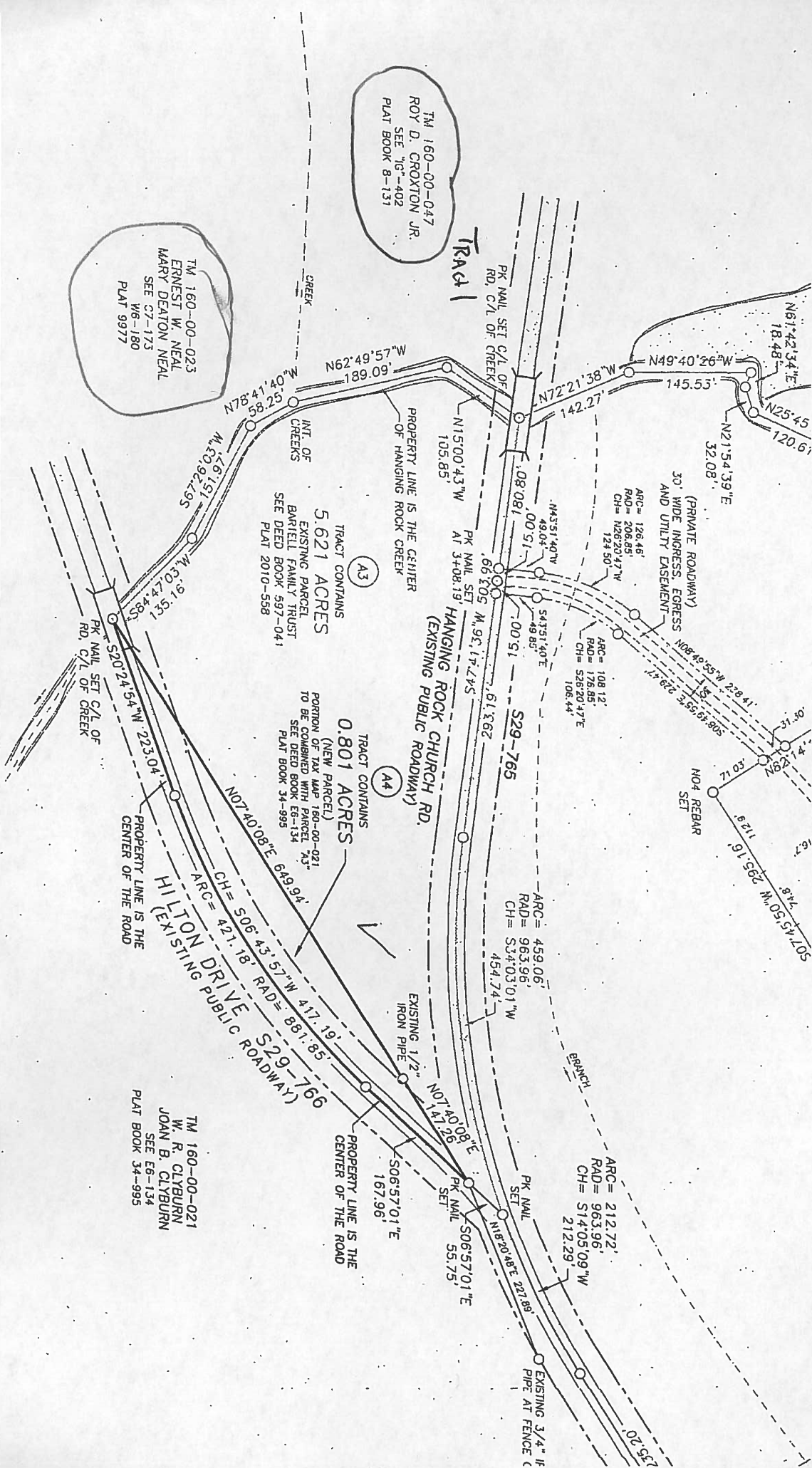
Bedrooms

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL				

## Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
1/14/1976	\$0		100G	0402	Qualified	Improved	CROXTON ROY D JR

160-00-091



# Public.net™ Lancaster County, SC

## Parcel Summary

Parcel ID 0160-00-046.02  
 Account # 89328  
 Millage Group 01 - County - County  
 Land Size 23.7 AC  
 Location Address 6926 HANGING ROCK ROAD  
 Lancaster 29720  
 Zoning AR : Agricultural Residential  
 Neighborhood 13  
 Property Use Code Qualified Residential (QR)  
 Plat Book 2010  
 Plat Page 558  
 Block#  
 Lot# B1 & B2

TRACT 2



## Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

## Owner Information

BARTELL KEVIN D  
 6926 HANGING ROCK CHURCH RD  
 KERSHAW SC 29067

BARTELL WENDY H  
 6926 HANGING ROCK CHURCH RD  
 KERSHAW SC 29067

## Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
QualRes (QR)	1.00	ACRES	SITE	0	0	\$0
QualAg (QUSE)	22.70	CROP/TIMBER	SITE	0	0	\$2,769

## Building Information

Building ID 47360  
 Style Single Family Dwelling / 37  
 Gross Sq Ft 4,167  
 Finished Sq Ft 2,005  
 Stories 1 Story  
 Condition  
 Interior Walls DRY WALL  
 Exterior Walls Brick  
 Year Built 2011  
 Garage  
 Porch  
 Effective Year Built 2011  
 Foundation Perm Footing  
 Roof Type Gable  
 Roof Coverage Composition  
 Flooring Type Carpet with 20% Hardwood  
 Heating Type Reverse Cycle Pump  
 Bedrooms  
 Full Bathrooms 2  
 Half Bathrooms 1  
 3/4 Bathrooms 0  
 Grade B  
 Grade Description  
 Number of Fire Pl 0

Unit Description		Rooms	Bedrooms	
Code	Description	Sketch Area	Finished Area	Perimeter
06	COVERED PRCH	548	0	162
44	FBG W/ATT	1,614	0	170
50	ONE STORY	2,005	2,005	182
TOTAL		4,167	2,005	514

TRACT 2

RECORDED THIS 2nd DAY  
OF DECEMBER, 2010  
IN BOOK 2010 PAGE H-1

*Cheryl A. Morgan*

STATE OF SOUTH CAROLINA )

Auditor, Lancaster County, SC

COUNTY OF LANCASTER )

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS THAT, LINDA FAYE HILTON NKA LINDA H. CATLEDGE herein referred to as Grantor for and in consideration of the sum of SIXTY FOUR THOUSAND SIX HUNDRED THIRTY THREE AND 00/100 (\$64,633.00) Dollar(s) to me paid by KEVIN D. BARTELL AND WENDY H. BARTELL, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns the following described property:

**All that certain piece, parcel or lot of land with all improvements thereon, lying being and situate in the County of Lancaster, State of South Carolina, and being shown and designated as Tract B1 and B2 as shown on plat entitled "Plat of Boundary Survey for Wendy H. Bartell, Kevin D. Bartell, Betty F. Bartell & Jacob W. Bartell" dated November 15, 2010, prepared by Enfinger & Associates and recorded in the Office of the Clerk of Court for Lancaster in Plat Book 2010 Page 558, and having such metes, bounds, courses and distances as reference to said plat will more fully appear.**

**DERIVATION:** This being a portion of that property conveyed to Linda Faye Hilton by deed of Walter Cauthen dated May 22, 1961, and recorded May 25, 1961, In the office of the Clerk of Court for Lancaster County, South Carolina Book G0 Page 33.

No new lots or lot lines established.

LANCASTER COUNTY GIS

Tax Map:

0160 00 046 02

Grantees:

Kevin D. Bartell and Wendy H. Bartell  
7402 Snowy Owl Road  
Kershaw, SC 29067

Tax Map Number:

PORTION OF 0160-00-046.00

2010013288



DEED	
RECORDING FEES	\$10.00
STATE TAX	\$169.00
COUNTY TAX	\$71.50

PRESENTED & RECORDED:

12-01-2010 12:02 PM

JOHN LANE

REGISTER OF DEEDS

LANCASTER COUNTY, SC

By: CANDICE KIRKLEY DEPUTY

**BK:DEED 590**

**PG:312-315**

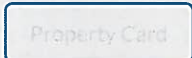


## Parcel Summary

Parcel ID 0160-00-021.00  
 Account # 26323  
 Millage Group 01 - County - County  
 Land Size 74.399 AC  
 Location Address KERSHAW COUNTRY CLUB RD  
 Kershaw 29067  
 Zoning AR : Agricultural Residential  
 Neighborhood 13  
 Property Use Code Qualified Agricultural (QUSE)  
 Plat Book 34  
 Plat Page 0995  
 Block#  
 Lot#

TRACT 3

## Scanned Property Card



Note: Property Cards are current as of 4/1/2020 and are no longer updated

## Owner Information

[CLYBURN JOAN B](#)  
 PO BOX 631  
 KERSHAW SC 29067

## Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
QualAg (QUSE)	74.40	CROP/TIMBER	SITE	0	0	\$9,077

## Building Information

Building ID 25944  
 Style / 00  
 Gross Sq Ft  
 Finished Sq Ft  
 Stories  
 Condition Average  
 Interior Walls  
 Exterior Walls  
 Year Built 0  
 Garage  
 Porch  
 Effective Year Built 0  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Bedrooms  
 Full Bathrooms 0  
 Half Bathrooms 0  
 3/4 Bathrooms 0  
 Grade  
 Grade Description  
 Number of Fire Pl 0  
 Unit Description

Rooms

Bedrooms

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL				

## Accessory Information

Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
LT/SHELT	0	FRAME	0 x 0	1	1SF	
POLE BARN	0	FRAME	0 x 0	1	1SF	

## Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
10/7/2021	\$0	<a href="#">DEED</a>	1479	73	Unqualified - FAMILY SALE	Improved	CLYBURN JOAN B
2/9/1981	\$0		E-6	134	Qualified	Improved	CLYBURN W R &

The above described property is a portion of the property conveyed to W. R. Clyburn and Joan B. Clyburn by deed of Bill Clyburn Chevrolet, Inc. dated February 9, 1981 and recorded in the office of the Register of Deeds for Lancaster County in Deed Book E-6 at page 133.

**PARCEL 4:** "All that piece, parcel or tract of land, lying, being and situate in the County of Lancaster, formerly Kershaw County, State of South Carolina, about two (2) miles West of the Town of Kershaw and containing 73.2 acres, more or less; the said tract fronts on the South side of Highway S 28-13 and on the East side of Highway S 28-75; said property is bound as follows: on the North by Highway S 28-13 and property of Carol Bowers, East by property of Jess Sowell, South by run of Hanging Rock Creek and property of the City of Kershaw, West by Highway S 28-75 and property of Carol Bowers and by property now or formerly of Walter Cauthen."

160-00-021  
TRACT 3

The above described property is more accurately shown by and reference is hereby craved to a plat of the said property prepared for William R. Clyburn by Daniel D. Riddick, dated May 2, 1968, and to be recorded in the Office of the Clerk of Court for Kershaw County.

The above described property is the same property conveyed to W. R. Clyburn and Joan B. Clyburn by deed of Bill Clyburn Chevrolet, Inc. dated February 9, 1981 and recorded in the office of the Register of Deeds for Lancaster County in Deed Book E-6 at page 134.

**PARCEL 5:** All that certain piece, parcel or lot of land, with improvements thereon, lying, being and situate in the Town of Kershaw, County of Lancaster, formerly Kershaw County, State of South Carolina bounded as follows: North by lot, now or formerly, of R. M. Perry; East by an Alleyway; West by Matson Street; and, South by lot, now or formerly, of Lomas S. Truesdale, running one hundred (100) feet from the said lot, now or formerly, of Lomas S. Truesdale to lot, now or formerly, of R. M. Perry.

The above described property is the same property conveyed to W. R. Clyburn and Joan B. Clyburn by deed of John M. Brewer et al dated August 20, 1965 and recorded in the


**Lancaster County, SC**
**Parcel Summary**

Parcel ID 0160-00-046.03  
 Account # 89327  
 Millage Group 01 - County - County  
 Land Size 6.422 AC  
 Location Address 6820 HANGING ROCK ROAD  
 Lancaster 29720  
 Zoning AR : Agricultural Residential  
 Neighborhood 13  
 Property Use Code Qualified Agricultural (QUSE)  
 Plat Book 2010  
 Plat Page 558  
 Block#  
 Lot# A3-A4

Tract 4

**Scanned Property Card**

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

**Owner Information**

[BARTELL JACOB W](#)  
 6820 HANGING ROCK CHURCH RD  
 KERSHAW SC 29067

[BARTELL BETTY F](#)  
 6820 HANGING ROCK CHURCH RD  
 KERSHAW SC 29067

**Land Information**

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
QualAg (QUSE)	6.42	CROP/TIMBER	SITE	0	0	\$783

**Sales Information**

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
1/20/2011	\$150	<a href="#">DEED</a>	598	558	Unqualified - SOLD DOES NOT MATCH APPRAISAL RECORD	Improved	BARTELL JACOB W
12/2/2010	\$59,177	<a href="#">DEED</a>	591	240	Unqualified - SOLD DOES NOT MATCH APPRAISAL RECORD	Improved	BARTELL JACOB W & BETTY F
5/22/1967	\$0		GOOO	0033	Qualified	Improved	CATLEDGE LINDA FAYE HILTON

**Assessed Values**

	2021	2020	2019	2018
Market Land Value	\$32,454	\$32,454	\$32,454	\$32,454
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$32,454	\$32,454	\$32,454	\$32,454
Taxable Land Value	\$32,454	\$32,454	\$32,454	\$32,454
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$31,671)	(\$31,671)	(\$31,671)	(\$31,671)
= Total Taxable Value	\$783	\$783	\$783	\$783
Assessed Land Value	\$31	\$31	\$31	\$31
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$31	\$31	\$31	\$31

\*This parcel is subject to the value cap

No data available for the following modules: Commercial Building Information, Building Information, Mobile Home Information, Accessory Information, Photos, Sketches.

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Last Data Upload: 7/21/2022, 12:47:02 PM

Developed by  


Version 2.3.208

*Cheryl Morgan*  
Auditor, Lancaster County, SC

TRACT 4

LANCASTER COUNTY ASSESSOR

Tax Map:

0160 00 046 03

0160 00 046 00 PORTION

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER ) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT, LINDA FAYE HILTON NKA LINDA H. CATLEDGE herein referred to as Grantor for and in consideration of the sum of FIFTY NINE THOUSAND ONE HUNDRED SEVENTY SEVEN AND 00/100 (\$59,177.00) Dollars to me paid by JACOB W. BARTELL AND BETTY F. BARTELL, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns the following described property:

All that certain piece, parcel or lot of land with all improvements thereon, lying being and situate in the County of Lancaster, State of South Carolina, and being shown and designated as Tract A3 and A1 as shown on plat entitled "Plat of Boundary Survey for Wendy H. Bartell, Kevin D. Bartell, Betty F. Bartell & Jacob W. Bartell" dated November 15, 2010, prepared by Enfinger & Associates and recorded in the Office of the Clerk of Court for Lancaster in Plat Book 2010 Page 558, and having such metes, bounds, courses and distances as reference to said plat will more fully appear.

**DERIVATION:** This being a portion of that property conveyed to Linda Faye Hilton by deed of Walter Cauthen dated May 22, 1961, and recorded May 25, 1961, In the office of the Clerk of Court for Lancaster County, South Carolina Book G0 Page 33.

No new lots or lot lines established.

Grantees:

Jacob W. Bartell and Betty F. Bartell  
7406 Snowy Owl Road  
Kershaw, SC 29067

Tax Map Number:

PORTION OF 0160-00-046.00

2010013537

DEED	
RECORDING FEES	\$10.00
STATE TAX	\$154.70
COUNTY TAX	\$65.45

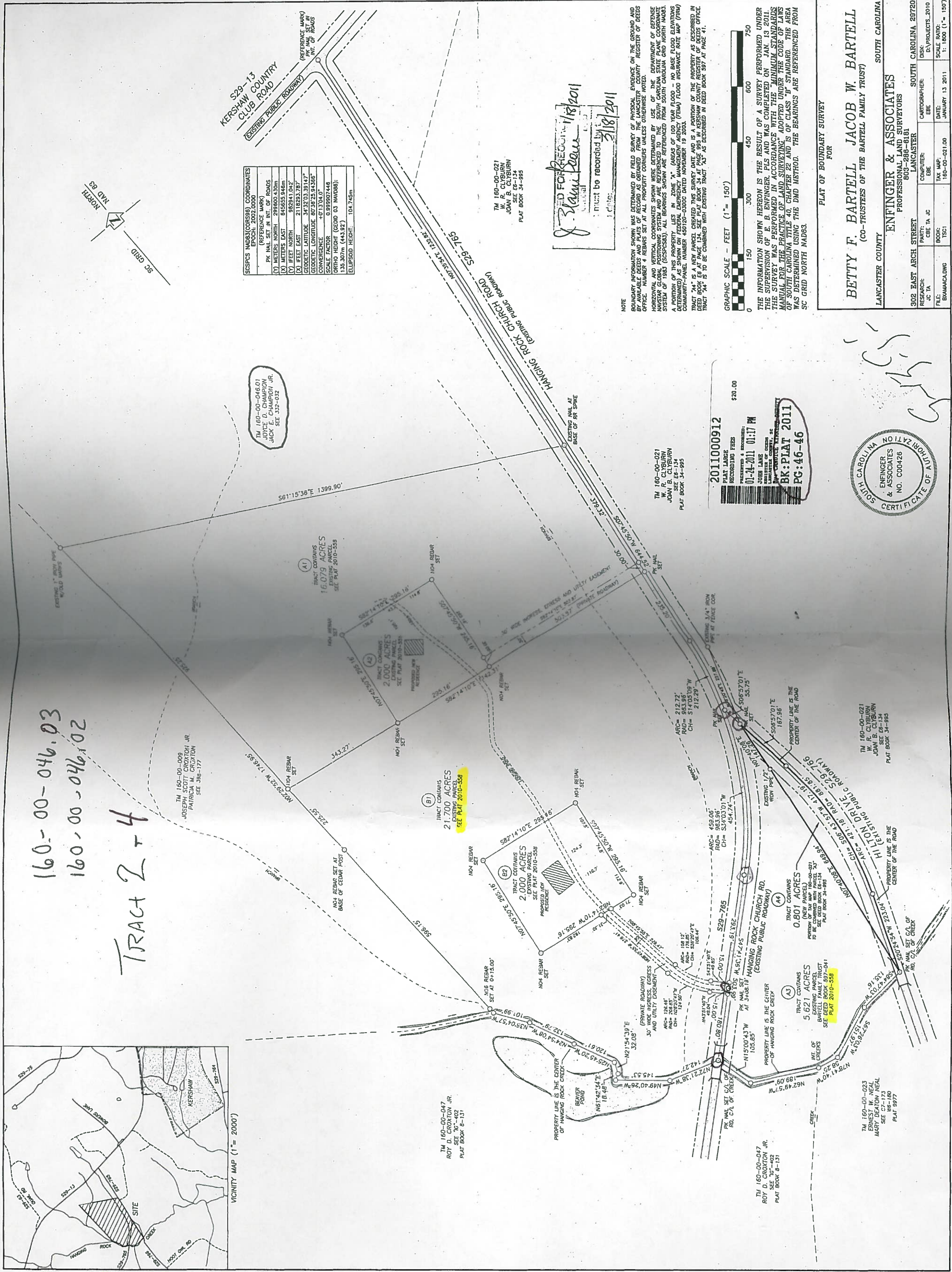
PRESENTED & RECORDED:

12-07-2010 11:23 AM

JOHN LANE  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
By: CANDICE KIRKLEY DEPUTY

BK:DEED 591

PG:240-243



NOTE

BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND BY AVAILABLE DEEDS AND PLATS OF RECORD AS OBTAINED FROM THE HANCOCK COUNTY REGISTER OF DEEDS. THE SURVEY WAS CONDUCTED FROM 1985 TO 1993. NOTATION: "H" = HORIZONTAL; "V" = VERTICAL. COORDINATES SHOWN WERE DETERMINED BY THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SC83). POINTS ARE REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SC83). ALL BEARINGS SHOWN ARE REFERENCED FROM SOUTH CAROLINA STATE PLANE 1983. DETERMINED AS SHOWN ON FLOOD EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-FANEL NUMBER 450120-0000C DATED NOVEMBER 1993.

TRACT "A" IS A NEW PARCEL CREATED THIS SURVEY. DATE AND IS A PORTION OF THE PROPERTY AS DESCRIBED IN TRACT "B". TRACT "B" IS TO BE COMBINED WITH EXISTING TRACT "A" AS DESCRIBED IN DEED BOOK 597 AT PAGE 41. TRACT "A" IS TO BE COMBINED WITH EXISTING TRACT "A" AS DESCRIBED IN DEED BOOK 597 AT PAGE 41.



THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF E. B. ENFINGER, PLS AND WAS COMPLETED ON JAN. 13 2011. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING, ADOPTED UNDER THE CODE OF LAWS OF NORTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM SC GRID NORTH NAD83.

**PLAT OF BOUNDARY SURVEY  
FOR**

BETTY F. BARTELL JACOB W. BARTELL  
(CO-TRUSTEES OF THE BARTELL FAMILY TRUST)

LANCASTER COUNTY

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ENFINGER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

SOUTH CAROLINA

302 EAST ARCH STREET		803-288-6181		SOUTH CAROLINA 29720	
RESEARCH:	PARTY:	COMPUTER:	CARTOGRAPHER:	DISK:	
JC TA	CBE TA JC	EBC	EBC	D:\PROJECTS.2010	
FILE:	BOOK:	TAX MAP:	DATE:	SCALE:	
BXAMACAD.WG	TSCI	180-000-021.00	JANUARY 13 2011	1:1600 (1"= 150')	



## Lancaster County, SC

## Parcel Summary

**Parcel ID** 0160-00-023.00  
**Account #** 26324  
**Millage Group** 01 - County - County  
**Land Size** 13 AC  
**Location Address** CATLEDGE DR  
 Kershaw 29067  
**Zoning** AR : Agricultural Residential  
**Neighborhood** 13  
**Property Use Code** Qualified Agricultural (QUSE)  
**Plat Book** 2021  
**Plat Page** 296  
**Block#**  
**Lot#**

TRACT 5

## Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

## Owner Information

[JONES ROBERT M](#)  
 1985 STATE ROUTE 12  
 BINGHAMTON NY 13901

## Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
QualAg (QUSE)	13.00	CROP/TIMBER	SITE	0	0	\$1,586

## Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
3/21/2022	\$58,500	<a href="#">DEED</a>	1533	109	Qualified	Improved	JONES ROBERT M
10/22/2020	\$0	<a href="#">DEED OF DIST</a>	1378	295	Unqualified - SPOUSE TO SPOUSE	Improved	NEAL ERNEST W
3/12/1987	\$5	<a href="#">DEED</a>	W-6	1800	Qualified	Improved	NEAL ERNEST W & MARY DEATON

## Assessed Values

	2021	2020	2019	2018
Market Land Value	\$46,096	\$46,096	\$46,096	\$46,096
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$46,096	\$46,096	\$46,096	\$46,096
Taxable Land Value	\$46,096	\$46,096	\$46,096	\$46,096
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$44,510)	(\$44,510)	(\$44,510)	(\$44,510)
= Total Taxable Value	\$1,586	\$1,586	\$1,586	\$1,586
Assessed Land Value	\$63	\$63	\$63	\$63
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$63	\$63	\$63	\$63

No data available for the following modules: Commercial Building Information, Building Information, Mobile Home Information, Accessory Information, Photos, Sketches.

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Developed by  
 Schneider  
 GEOSPATIAL

Version 2.3.208

Auditor, Lancaster County, SC

PREPARED BY TRIMNAL & MYERS, LLC  
LANCASTER COUNTY ASSESSOR  
Tax Map:  
0160 00 023 00

TRACT 5

LANCASTER COUNTY, SC	
2022005072	DEED
RECORDING FEES	\$15.00
STATE TAX	\$152.10
COUNTY TAX	\$64.35
PRESENTED & RECORDED	
03-25-2022	11:09:41 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1533 PG:109-111	

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT Ernest W. Neal by his attorney/agent in fact Pamela Neal Shaw by POA recorded June 26, 2015 in Book 3831 Page 2785 with the Horry County Register of Deeds (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of FIFTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$58,500.00) Dollars, to him paid by Robert M. Jones (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Robert M. Jones, his/their Heirs and/or Assigns Forever:

All that certain piece, parcel or lot of land, lying, being and situate with any and all improvements thereon, containing 13.47 acres, more or less as shown on plat prepared for Ernest W. Neal by Glenn Associates Surveying, Inc. dated March 25, 2021 and recorded May 5, 2021 in Book 2021 at Page 296 in the Office of the Register of Deeds for Lancaster County, South Carolina. Plat is craved for a more accurate description as to metes and bounds.

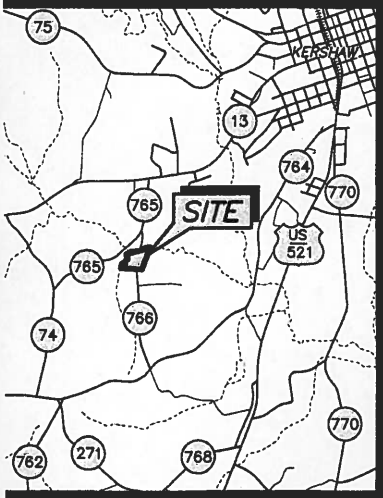
Being the property conveyed to Ernest W. Neal by Deed recorded October 30, 2020 in Deed Book 1378 Page 295 in the Register of Deeds Office for Lancaster, SC.

TMS# 0160-00-023.00

Grantee's Address: 1985 State Route 12, Binghamton, NY 13901

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.



LOCATION SKETCH  
ALE: 1 INCH = 1 MILE

2021009311  
PLAT ANY SIZE  
RECORDING FEES \$25.00  
PRESENTED & RECORDED:  
05-05-2021 09:56:11 AM  
BRITTANY GRANT  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
BY: CANDICE BRIDGEMAN  
BK: PLAT 2021  
PG: 296

STATE GRID NORTH  
BY GNSS  
FROM SCVRS  
NAD83 (2011)

160-00-046.03  
160-00-023.60  
TRAC 4.5

### GEODETTIC AND SC STATE GRID POINT DATA

HORIZONTAL DATUM: NAD83 (2011)  
VERTICAL DATUM: NAVD 88  
POINT NUMBER: 100  
SC GRID COORDINATES  
NORTH: 980,029.07'  
EAST: 2,117,892.51'  
GEODETTIC COORDINATES:  
LATITUDE: N 34°31'34.60035"  
LONGITUDE: W 080°36'30.87227"  
POINT NUMBER: 105  
SC GRID COORDINATES  
NORTH: 979,298.26'  
EAST: 2,118,003.29'  
GEODETTIC COORDINATES:  
LATITUDE: N 34°31'27.36680"  
LONGITUDE: W 080°36'29.58126"  
COORDINATE DERIVATION: GNSS  
COMBINED REDUCTION FACTOR: 0.99988699  
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.  
NOTE: THIS TIE DATA TO BE USED FOR LOCATION ONLY.

W.R. CLYBURN &  
JOAN B. CLYBURN  
TMS# 0160-00-021.00  
DEED: BOOK E006 PAGE 0134  
PLAT: BOOK 34 PAGE 995

### SUBJECT PROPERTY 13.47 ACRES

PT-PT	BEARING	DIST.
100-1011	N 79°49'56" E	23.
1011-1010	N 70°36'56" E	32.
1010-1153	N 69°58'48" E	45.
1153-1152	N 67°08'38" E	57.
1152-1151	N 27°32'00" E	48.
1151-1150	N 59°39'41" E	34.
1150-1149	N 71°11'39" E	43.
1149-1148	S 81°56'05" E	34.
1148-1147	N 86°04'32" E	24.
1147-1146	N 65°23'21" E	49.
1146-1145	N 72°29'09" E	35.
1145-1144	S 77°00'06" E	37.
1144-1143	S 88°47'24" E	23.
1143-217	S 20°36'20" W	93.
217-107	S 20°31'34" W	265.
107-109	S 20°31'34" W	265.
109-105	S 20°42'11" W	204.
105-218	N 87°04'26" W	833.
218-1139	N 87°04'26" W	11.
1139-1138	N 01°15'53" E	17.
1138-1137	N 01°15'53" E	31.
1137-1136	N 79°41'10" E	17.
1136-1135	S 53°14'21" E	24.
1135-1134	N 84°30'32" E	13.
1134-1133	N 01°49'03" E	44.
1133-1132	N 04°39'59" E	11.
1132-1131	N 79°44'11" E	21.
1131-1130	N 76°25'38" E	24.
1130-1129	N 35°12'49" W	87.
1129-1128	N 77°04'19" E	15.
1128-1127	S 69°54'45" E	61.
1127-1126	S 89°18'52" E	35.
1126-1125	N 52°10'29" E	17.
1125-1124	N 01°03'30" W	22.
1124-1123	N 56°13'00" W	34.
1123-1122	N 47°54'56" E	31.
1122-1121	N 21°35'12" W	21.
1121-1120	N 27°47'22" E	26.
1120-1119	N 50°42'10" E	18.
1119-1118	N 76°04'28" E	22.
1118-1117	N 25°54'09" E	22.
1117-1116	N 21°36'45" E	31.
1116-1115	N 84°41'06" E	28.
1115-1114	N 60°50'09" E	11.
1114-1113	N 10°15'34" W	46.
1113-1112	N 04°43'11" E	31.
1112-1111	N 57°00'04" W	21.
1111-1110	N 39°04'54" W	18.
1110-1109	N 35°10'45" E	18.
1109-1108	N 20°51'40" W	55.
1108-1107	N 19°29'02" W	20.
1107-1106	N 45°24'44" E	30.
1106-1105	S 77°25'14" E	19.
1105-1104	N 71°25'23" E	53.
1104-1103	N 63°10'11" E	35.
1103-1102	N 51°49'37" E	45.
1102-1101	N 74°19'49" E	16.
1101-1019	N 18°24'23" E	12.
1019-1018	N 24°47'30" E	20.
1018-1017	S 68°00'45" E	58.
1017-1016	N 75°57'58" E	63.
1016-1014	N 72°44'28" E	69.
1014-1013	S 86°32'27" E	67.
1013-1012	N 70°21'55" E	64.
1012-100	N 80°26'25" E	22.

JACOB W. BARTELL &  
BETTY F. BARTELL  
TMS# 0160-00-046.03  
DEED: BOOK 598 PAGE 206  
PLAT: BOOK 2011 PAGE 46

100' MAG NAIL FOUND  
POINT OF BEGINNING  
GRID TIE POINT

PROPERTY LINE IS THE RUN  
OF HANGING ROCK CREEK

BRANCH

PROPERTY LINE IS THE RUN  
OF HANGING ROCK CREEK

BRANCH

BEAVER POND  
(INACCESSIBLE)

BEAVER POND  
(INACCESSIBLE)

JOSEPH S. OUTLAW, JR. &  
JESSE J. GATES, JR.  
TMS# 0160-00-025.03  
DEED: BOOK 496 PAGE 180  
PLAT: BOOK 34 PAGE 336

13.47 ACRES  
(INCLUDES 1.11 ACRES IN HWY R/W)

APPROXIMATE FLOOD  
ZONE BOUNDARY

APPROXIMATE FLOOD  
ZONE BOUNDARY

JAMES RICHARD SOWELL  
TMS# 0160-00-025.00  
DEED: BOOK 697 PAGE 196  
PLAT: BOOK 34 PAGE 336

LINDA FAYE HILTON CATLEDGE  
TMS# 0160-00-024.00  
DEED: BOOK 0003 PAGE 0089

#### NOTES:

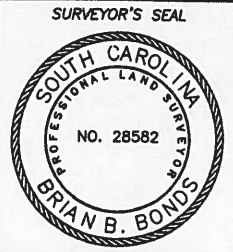
- SUBJECT PROPERTY REFERENCES:  
ERNEST W. NEAL  
TMS# 0160-00-023.00  
DEED: BOOK 1378 PAGE 295  
DEED: BOOK HR PAGE 1477  
PLAT: BOOK 10 PAGE 86
- ACCORDING TO F.I.R.M. MAP NUMBER  
#45057C0415D, DATED JUNE 16, 2011, A  
PORTION OF THE PROPERTY SHOWN HEREON LIES  
IN FLOOD ZONE "A", NO BASE FLOOD ELEVATIONS  
DETERMINED. THE REMAINDER OF THE PROPERTY  
SHOWN HEREON IS IN ZONE "X" AND IS NOT IN  
A SPECIAL FLOOD HAZARD ZONE.
- NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS  
CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC.  
UNLESS IT BEARS THE ORIGINAL SIGNATURE AND  
IMPRESSION SEAL OF THE RESPONSIBLE  
SURVEYOR SHOWN HEREON.

TOMMY MADDALENA

OR'S SEAL

SURVEYOR'S SEAL

C.O.A. SEAL



BOUNDARY SURVEY FOR  
ERNEST W. NEAL  
LOCATED APPROXIMATELY 2.2 MILES SOUTHWEST OF KERSI  
LANCASTER COUNTY, SOUTH CAROLINA  
MARCH 25, 2021  
SCALE: 1 INCH = 100 FEET

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.  
P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297

BRIAN B. BONDS; S.C.P.L.S. # 28582

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND  
BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS  
OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND  
MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

**Parcel Summary**

Parcel ID 0160-00-048.00  
 Account # 26348  
 Millage Group 01 - County - County  
 Land Size 201.74 AC  
 Location Address 7157 CROXTON RD  
 Kershaw 29720  
 Zoning AR : Agricultural Residential  
 Neighborhood 13  
 Property Use Code Non Qualified Residential (NRN)  
 Plat Book 0008  
 Plat Page 0131  
 Block#  
 Lot#

TRACT 6

**Scanned Property Card**

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

**Owner Information**

SS & M FARMS LLC  
 PO BOX 196  
 LIBERTY HILL SC 29074

**Land Information**

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
NQRes (NRN)	2.00	ACRES	SITE	0	0	\$0
QualAg (QUSE)	199.74	CROP/TIMBER	SITE	0	0	\$24,368

**Building Information**

Building ID 25970  
 Style Single Family Dwelling / 37  
 Gross Sq Ft 2,655  
 Finished Sq Ft 2,148  
 Stories 1 Story  
 Condition Fair  
 Interior Walls  
 Exterior Walls Wood Siding with 50% Asbestos  
 Year Built 1916  
 Garage  
 Porch  
 Effective Year Built 1940  
 Foundation Perm Footing  
 Roof Type Gable  
 Roof Coverage Composition  
 Flooring Type Softwood with 50% Vinyl  
 Heating Type Pack Heat\Cool  
 Bedrooms  
 Full Bathrooms 2  
 Half Bathrooms 0  
 3/4 Bathrooms 0  
 Grade C-10

**Grade Description**

Number of Fire Pl 1

Unit Description		Rooms	Bedrooms	
Code	Description	Sketch Area	Finished Area	Perimeter
06	COVERED PRCH	28	0	22
17	FL SCRIN PRCH	479	0	158
50	ONE STORY	2,148	2,148	276
TOTAL		2,655	2,148	456

Building ID 25971  
 Style Single Family Dwelling / 37  
 Gross Sq Ft 836

Tax Map:

0160 00 048 00

2019003094

RECORDED THIS 7th DAY  
OF MARCH, 2019  
IN BOOK 00 PAGE 00

*Susan C. Croxton*

Auditor, Lancaster County, SC

TRACT 6

DEED  
RECORDING FEES \$10.00  
STATE TAX \$0.00  
COUNTY TAX \$0.00

PRESENTED &amp; RECORDED:

03-07-2019 10:38 AM

JOHN LANE

REGISTER OF DEEDS  
LANCASTER COUNTY, SC

By: CANDICE PHILLIPS, DEPUTY

BK: DEED 1214

PG: 264-266

STATE OF SOUTH CAROLINA )

TITLE TO REAL ESTATE

COUNTY OF LANCASTER )

No new lot or property lines established

KNOW ALL MEN BY THESE PRESENTS, that WE, SUSAN C. CROXTON and SYLVIA C. HUDSON, hereinafter referred to as Grantor(s) in the State aforesaid, for and in consideration of the sum of No Consideration to us paid by SS & M FARMS, LLC, 950 Croxton Road, Fort Mill, SC 29715, hereinafter referred to as Grantee(s) in the State aforesaid (the receipt of which is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee(s), SS & M Farms, LLC, its' successors heirs and assigns, all our right, title and interest in and to the following described property, to-wit:

All that certain piece, parcel or tract of land containing Two Hundred Twenty-One (221) acres, more or less, lying, being and situate near the Town of Kershaw, Lancaster County, formerly Kershaw County, South Carolina, lying on the Southside of Road #75 and on both sides of Road #74, and more particularly being bounded and described as follows, to wit: On the NORTH by Road #75; on the EAST by property of Roy D. Croxton, Jr. and Eva Mae H. Sexton of David Clifton Hilton, of Charlie C. Hilton, Jr. and of R.E. Cauthen; On the SOUTH by property of R.E. Cauthen, of Paul Cauthen, of Viola Copeland, of Nettie Young and of Patricia Coates Branham; and on the WEST by Road #74 and property of Marie Croxton and property of Patricia Coates Branham.

LESS AND EXCEPTING THEREFROM: All that certain piece, parcel, or tract of land, containing 19.262 acres, being in the shape of a triangle, lying, being and situate in Lancaster County, formerly Kershaw County, South Carolina, about three (3) miles Southwest of the Town of Kershaw, and more particularly bounded and described as follows: On the EAST by Croxton Road; on the NORTH by property of Roy Croxton and property of Patricia Coates Branham; and on the SOUTH by property of Patricia Coates Branham. The above described property is more particularly shown and described on a Plat prepared for James B. Young, Jr. by Jack Smith Surveying, dated March 3, 2004 and recorded March 12, 2004 in Plat Book 2004, at page 107, in the Office of the R.M.C. for Lancaster County, Sc. Reference to said plat is made for a more accurate description.

Being property devised to Annie Grace T. Croxton from the Estate of W. Matheson Croxton, Probate Court Case No. 97ES2900295, Office of the Probate Court for Lancaster County, South Carolina with Deed of Distribution being recorded July 20, 1998 in Book 15, at page 274, and being property conveyed to Annie Grace Truesdale Croxton by deed recorded August 14, 2002 in Book 167, at page 165, in the Office of the Register of Deeds for Lancaster County, South Carolina; and being the identical property conveyed from the Estate of Annie Grace Truesdale Croxton to Susan C. Croxton and Sylvia C. Hudson recorded March 30, 2018 in Book 1128, at page 181, Office of the Register of Deeds for Lancaster County, South Carolina.