

1

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)
IN THE MATTER OF:)
RAY DURHAM)
(Decedent)) CASE NUMBER 2014ES3900076

County where property is located If not above County: _____

The undersigned states as follows:

Decedent died on JANUARY 31, 2014, and probate of the Estate is being administered in the Probate Court for PICKENS County, South Carolina, in File # 2014ES3900076

I/We was/were appointed Personal Representative(s) on FEBRUARY 25, 2014

Decedent owned real property described as follows:

Tax Map Number 4170-00-29-1402

Street/Property Address: WALHALLA HIGHWAY, PICKENS SC 29671

Legal Description:

ALL THAT PIECE, PARCEL OR LOT OF LAND IN HURRICANE TOWNSHIP, PICKENS COUNTY, STATE OF SOUTH CAROLINA ON STATE HIGHWAY 183 ABOUT FOUR MILES WEST FROM THE TOWN OF PICKENS, CONTAINING THIRTY-THREE AND ONE HALF (33.5) ACRES, MORE OR LESS, AND ADJOINING LANDS WITH W.H. BATES ON THE NORTH; LANDS WITH MAUDE B. KENNEMORE ON THE EAST; LANDS WITH FOWLER BREZEALE ON THE SOUTH AND WEST AND HAVING THE FOLLOWING COURSES AND DISTANCES, TO-WIT:

BEGINNING IN THE INTERSECTION OF A FIELD ROAD WITH STATE HIGHWAY 183, THENCE N 39 W 28 CHAINS TO IRON PIN; THENCE N 16 E 10 CHAINS TO ROCK IN ROCK DAM OR HEDGE ROW; THENCE S 54 1/8 E 33 4/4 TO CENTER OF HIGHWAY 183, OPPOSITE IRON PIN ON EDGE OF HIGHWAY, THENCE CENTER OF SAID HIGHWAY S 38 W 4 20 CHAINS TO ANGLE IN HIGHWAY, THENCE S 47 W 3 66 TO ANGLE IN HIGHWAY, THENCE S 53 W 9 40 CHAINS TO THE BEGINNING CORNER.

THIS IS PROPERTY CONVEYED TO RAY DURHAM BY MAUDE B. KENNEMORE, ALTON A. KENNEMORE AND NORMAN L. KENNEMORE AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF PICKENS COUNTY IN BOOK 8-A, PAGE 189 ON JULY 12, 1995.

ALL THAT PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, ABOUT TWO MILES WEST OF PICKENS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING ON AN IRON PIN IN CENTER OF HIGHWAY WHICH POINT IS ALSO CORNER OF OTHER PROPERTY OF RAY DURHAM, MCGALL, AND OTHER PROPERTY OF GRANTOR, THENCE IN A SOUTHERLY DIRECTION ALONG MCGALL LINE 250 FEET TO AN IRON PIN WHICH POINT IS ALSO CORNER OF MCGALL, WOODALL, AND C. G. DALTON; THENCE IN A WESTERLY DIRECTION ALONG LINE OF DERRELL, WOODALL, 643 FEET, MORE OR LESS, TO AN IRON PIN ON BANK OF SURFACE TREATED ROAD WHICH POINT IS ALSO CORNER OF BREZEALE AND WOODALL; THENCE UP SAID SURFACE TREATED ROAD IN A NORTHERLY DIRECTION 216 FEET TO CENTER OF STATE HIGHWAY 183; THENCE IN AN EASTERLY DIRECTION 643 FEET TO POINT OF BEGINNING AND CONTAINING 1.0 ACRES, MORE OR LESS, AND BEING BOUNDED ON THE NORTH BY HIGHWAY 183, AND RAY DURHAM, EAST BY MCGALL, SOUTH BY WOODALL, AND BEING BOUNDED ON THE WEST BY BREZEALE (ROAD INTERVENING), AND BEING THE IDENTICAL PROPERTY CONVEYED TO RAY DURHAM BY C. DALTON ON APRIL 19, 1962 AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF PICKENS COUNTY IN BOOK 10-C, PAGE 384

This transfer is made pursuant to:

- ☒ Decedent's Will
☐ Intestacy Statute: SCPG 62-2-103
☐ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

①

ACKER, FLOYD, WEINER AND JOHNSON, P.A.
Attorneys at Law
P. O. Box 978
Pickens, South Carolina 29671-0978

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

Vol. 167 Page 217

KNOW ALL MEN BY THESE PRESENTS:

That I (we), RAY DUREAN, in the State aforesaid, in consideration of the sum of Four Thousand and No/100 Dollars (\$4,000.00) to the Grantor in hand paid at and before the sealing of these presents by the Grantees (the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

LEON DUREAN, his heirs and assigns forever:

ADDRESS: 1553 Walhalla Highway, Pickens, SC 29671

"ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Pickens, about three miles west, southwest from Pickens County Courthouse, on the southeast side of SC Highway 183; bounded on the South by lands of W. H. Bates and C. G. Dalton; on the West by lands of W. H. Bates and C. G. Dalton; and on the East by lands of Willie Grant, and according to plat of Walter L. Davis, Surveyor, dated September 5, 1959, being more fully described as follows, to-wit:

"BEGINNING at a point on SC Highway No. 183, at corner of lands of Willie Grant; running thence along line of lands of Willie Grant S26-35E 241 feet to iron pin; thence along line of lands of W. H. Bates and C. G. Dalton S66-54W 113.7 feet to iron pin; running thence along line of lands of W. H. Bates and C. G. Dalton N17-19W 218.3 feet to point on SC Highway 183; thence with the highway N49-45E 80 feet to the BEGINNING corner."

THIS IS THE IDENTICAL PROPERTY conveyed to Ray Durean by deed of James Dewey McCall dated May 17, 1963, recorded on May 28, 1963 in Deed Book 10-H, page 449 in the office of the Clerk of Court for Pickens County, SC.

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and other easements that may appear of record and/or on the premises.

Law Offices of Daniel E. Hunt, P.A.
Post Office Box 87
Mauler, South Carolina 29661

REKAS SO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

KNOW ALL MEN BY THESE PRESENTS, that

Billy J. Bressale

In consideration of Eighteen Thousand Nine Hundred and no/100ths (\$18,900.00) and no/100ths dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain and release unto:

Kenry D. Wade his heirs and assigns forever:

All that certain piece, parcel or lot of land situated, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 1, according to a plat recorded in Plat Book 342 at page 19. In Pickens County records, reference to which is hereby created for a more complete and accurate description.

This being a portion of the property conveyed to Billy J. Bressale by deed of George B. Bressale dated July 8, 1991, recorded in Deed Book 140 at page 119, in the Register of Deeds for Pickens County, South Carolina.

THE portion of 211-00-0188

This conveyance is made subject to any and all existing rights-of-way for roads, utilities and other easements, zoning ordinances and restrictions of record, and from whatever an inspection of the premises might show.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors against every person whatsoever lawfully claiming or to claim the same or any part

7 6 5 2

LINE	BEARING	DISTANCE
1	N 78° 45' 48" E	48.71
2	N 82° 22' 18" E	19.19
3	N 70° 20' 12" E	52.48
4	N 52° 48' 18" E	38.96
5	N 52° 50' 30" E	37.54
6	N 21° 22' 10" E	30.20

OLD DATUM-SHEHAN-1992

CHURCH OF JESUS CHRIST
LAMB OF SAINTS
PB 59, PG. 32B
E11-00-038M

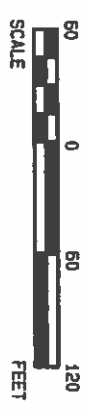
MIKE S. NEALEY
DB 249/107
E11-00-038R

RAY DURHAM
E11-00-036A



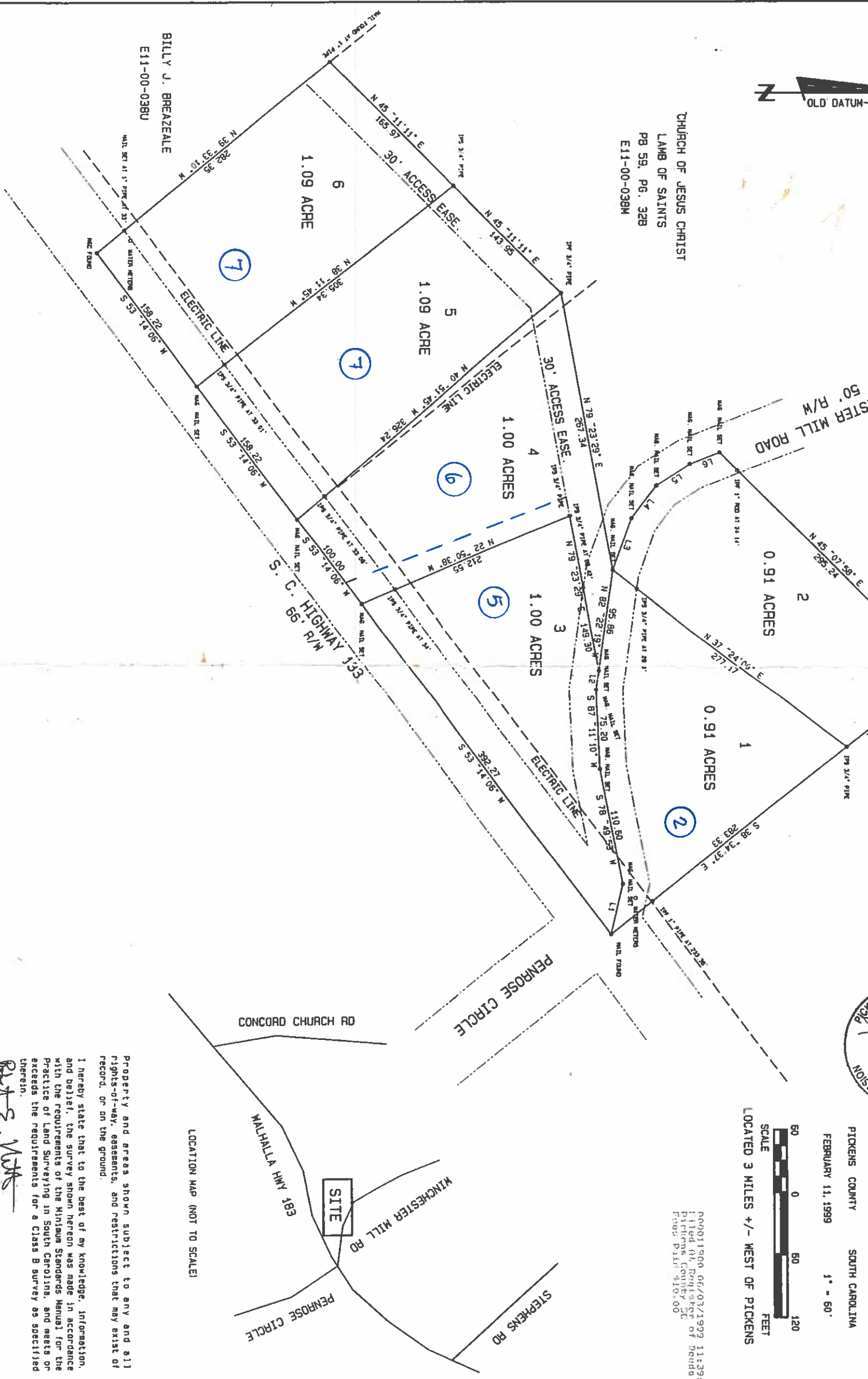
BK 349 pg. 19
SURVEY FOR
BILLY JOE BREAZEALE

PICKENS COUNTY SOUTH CAROLINA
FEBRUARY 11, 1999 1" = 60'



LOCATED 3 MILES +/- WEST OF PICKENS

00001500 06/03/1999 11:39:16
Filed at Register of Deeds
Pickens County SC
Fees Paid \$10.00



LOCATION MAP (NOT TO SCALE)

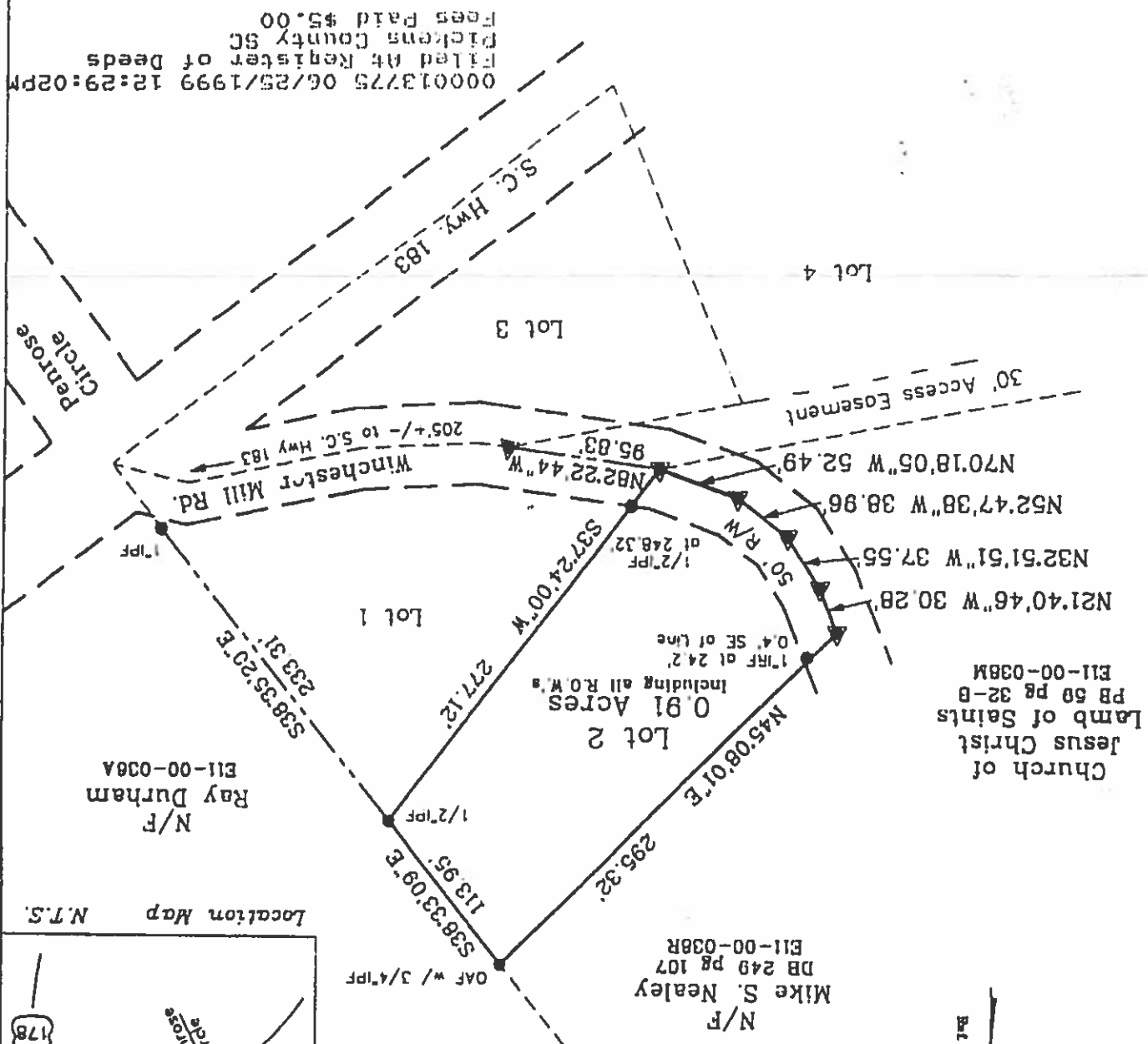
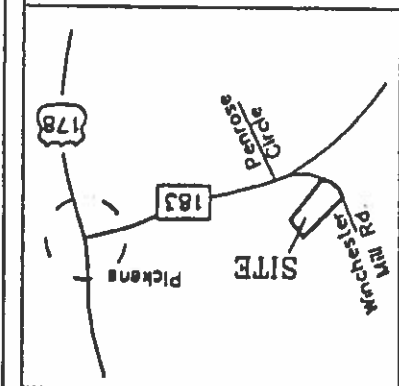
Property and areas shown subject to any and all rights-of-way, easements, and restrictions that may exist of record, or on the ground.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B Survey as specified therein.

Robert E. Threalt, PLS 15519
P.O. Box 1264
Pickens, South Carolina 29671
864-878-3100

LOS 1 THRU 3 ACCESS FROM WINCHESTER MILL ROAD
LOS 4 THRU 6 ACCESS FROM S.C. HIGHWAY 183

REFERENCE PLATS BY C.E. SHEHAN DATED 12/02/1993,
12/09/1993, & 6/03/1993.



Reference Plat Book 349 at page 19
Bully Joe Breazeale dated January 18, 1989
- This property is subject to any and all rights-of-way, easements, and restrictions of record or on the ground.

Survey For
Kent C. Ryder
Wanda M. Ryder
Lot 2, 0.91 Acres

Pickens County, South Carolina
May 24, 1999
Seal
GRAPHIC SCALE
1 inch = 100 ft.
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class B survey as specified therein.
John F. Tinsley P.L.S. No. 16824
6-21-98

Map No. 89001

3765 BKD1079 PG200

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA) GRANTEE'S ADDRESS:
COUNTY OF PICKENS) P.O. Box 638
PICKENS, SC 29671

KNOW ALL MEN BY THESE PRESENTS, THAT Green Tree Servicing, LLC
(Grantor) in consideration of Thirty-five Thousand Five Hundred and 00/100 (\$35,500.00)
dollars, the receipt of which is hereby acknowledged, has granted, bargained sold and released,
and by these presents does grant, bargain, sell and release unto Ben F. Ferguson (Grantee), his
heirs and assigns forever, all his right, title and interest, in and to the following real property:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South
Carolina, County of Pickens, containing 0.91 acres, more or less, be shown, designated as
known as Lot No. 2, as shown on a plat of survey entitled, "Survey for Kent C. Ryder and
Wand M. Ryder", prepared by John F. Tinsley, P.L.S., dated May 24, 1999 and recorded in
the Office of the Clerk of Court for Pickens County, South Carolina, in Plat Book 58 at
Page 50, reference to which is hereby made for a more complete and accurate description.

THIS being the same property conveyed unto Green Tree Servicing, L.L.C. by deed of R.
Murray Hughes, Special Referee, dated July 11, 2006 and recorded July 14, 2006 in Deed
Book 1020 at Page 134 in Pickens County Register of Deeds Office.

TMS# 4170-00-18-9634

The above described properties are subject to any and all easements and/or rights of way
for roads, utilities, drainage, etc., as may appear of record and/or on the premises and to any and
all restrictions, covenants or zoning ordinances affecting such property as may appear of record.

Together with all and singular the rights, members, hereditaments and appurtenances to
said premises belonging or in any wise incident or appertaining, to have and to hold all and
singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or
successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the
grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all
and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors against
every person whomsoever lawfully claiming or to claim the same or any part thereof.

000003745
RECORDED 02/27/2007 10:52:34AM
Fee:10.00 State:92.30
County:39.05 Exempt:-----
Pickens County, SC
Register of Deeds



Acker Lambert Hinton P.A.
859 Pendleton Street
Post Office Box 9
Pickens, South Carolina 29671

TITLE TO REAL ESTATE

NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA

PICKENS COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That, I, Larry Anderson and Donna Kaye Anderson, in the State aforesaid, in consideration of the sum of One Dollar and Change in Vesting and no other consideration, to the grantor in hand paid at and before the sealing of these presents by Larry Anderson and Donna Kaye Anderson, as Joint Tenants with Right of Survivorship, not as Tenants in Common (the receipt and sufficiency of whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below unto the said Larry Anderson and Donna Kaye Anderson, as Joint Tenants with Right of Survivorship, not as Tenants in Common, their heirs and assigns forever, the following described real estate:

"All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing 2 acres, more or less, including Mobile Home, as shown on a plat of record in Plat Book 393, Page 17A in the office of the Register of Deeds for Pickens County, SC."

TMS # 4170-00-18-4442

This is the same property conveyed to Larry Anderson and Donna Kaye Anderson by deed of Lee Abramson dated April 12, 2006 and recorded in Deed Book 995, Page 64 in the Register of Deeds Office for Pickens County, SC.

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and any other easements that may appear of record and/or on the premises

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

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said Larry Anderson and Donna Kaye Anderson, as Joint Tenants with Right of Survivorship, not as Tenants in Common, and their heirs and assigns forever.

And Grantor do hereby bind the Grantor and the Grantor's heirs and Personal

Acker Lambert Hinton, P.A.
859 Pendleton Street
Post Office Box 9
Pickens, South Carolina 29671

TITLE TO REAL ESTATE

NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA

PICKENS COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That, I, **Brett J. Brezeale** in the State aforesaid, in consideration of the sum of One Dollar and love and affection for my (status) and no other consideration, to the grantor(s) in hand paid at and before the sealing of these presents by **Angela M. Brezeale** (the receipt and sufficiency of whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below unto the said **Angela M. Brezeale**, the following described real estate:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, and containing 0.09 acres more or less, as shown on a plat by Jay Dunn Land Surveyor dated April 3, 2014 and recorded in Plat Book 349 at Page 19 in the Register of Deeds Office for Pickens County, SC, reference to which is hereby made for a more complete description.

Portion of TMS # 4170-00-18-8304

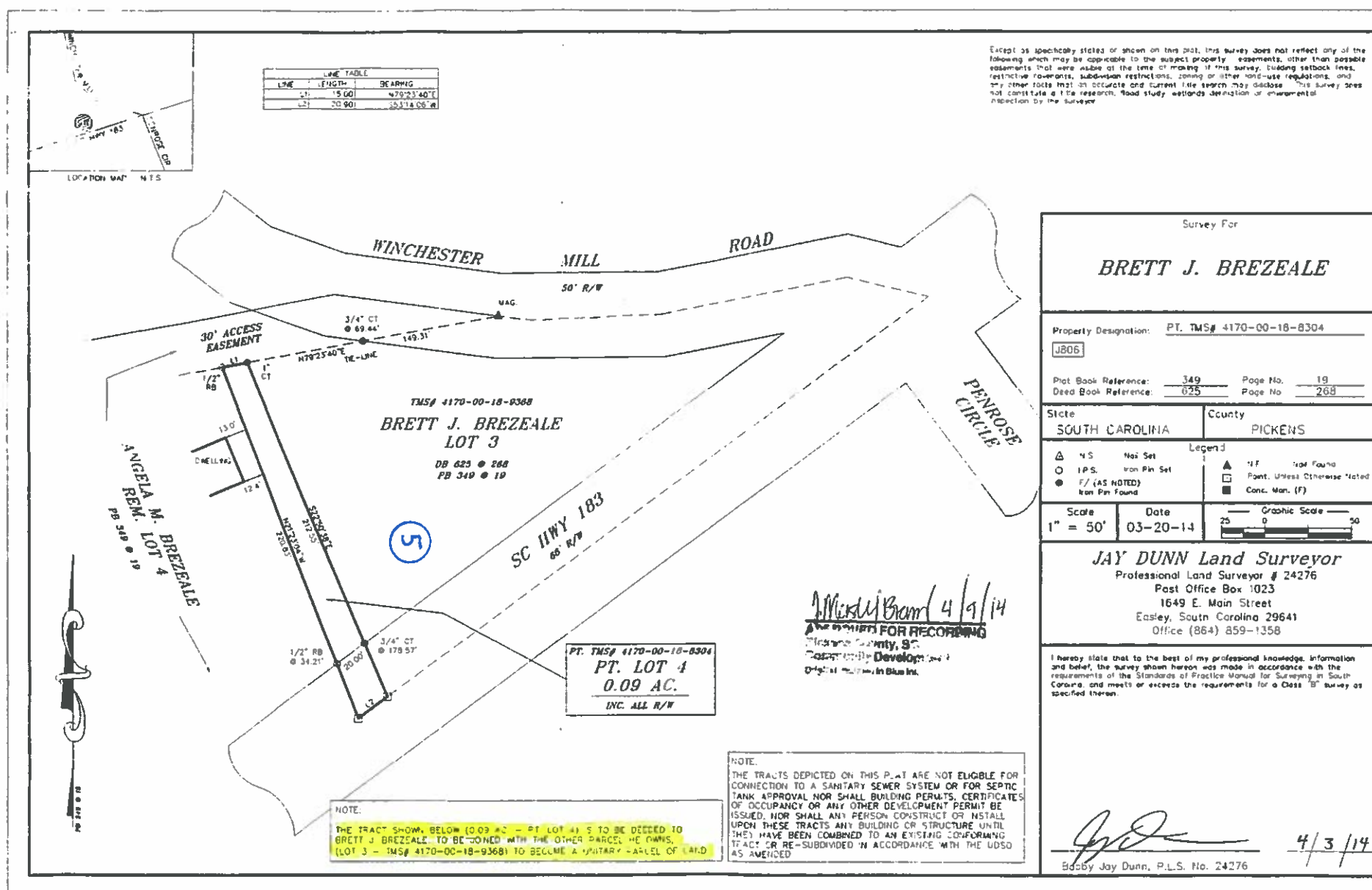
This is the property conveyed to the Grantor by a deed from Angela B. Adcox N/K/A Angela M. Brezeale dated April 17, 2014 and recorded April 21, 2014 in Deed Book 1597 at Page 318 in the office of the Register of Deeds for Pickens County, SC.

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and any other easements that may appear of record and/or on the premises

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

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said **Angela M. Brezeale**, and her heirs and assigns forever.

And Grantor does hereby bind the Grantor and the Grantor heirs and Personal Representatives to warrant and forever defend all and singular the said premises unto the Grantee, and the Grantee's heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.



5

6

Deed Prepared by:
Blair Calo Pickren Casterline, LLC
700 Huger Street, Suite 102
Columbia, SC 29201

Space above this line reserved for Recorder use

STATE of SOUTH CAROLINA
COUNTY of Pickens

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JAMES L. ELLING (hereinafter called "Grantor"), for and in consideration of the sum of Two Hundred Thirty Five Thousand Dollars and No Cents (\$235,000.00) to the Grantor in hand paid at and before the sealing of these presents by PAUL A. FADDEN, (hereinafter called "Grantee") in the State aforesaid, (the receipt and sufficiency of which is hereby acknowledged), and subject to all easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the Grantee, his/her/its heirs, successors and/or assigns:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Pickens, State of South Carolina, being shown and designated as Lot 4, containing 1.00 acres, more or less, on a plat of Billy Joe Breazeale prepared by Robert E. Threatt, PLS, dated February 11, 1999, and recorded in the office of the Register of Deeds for Pickens County in Plat/Record Book 349 at page 19. Reference to said plat is made for a more complete and accurate description.

This being the same property conveyed to James L. Elling by deed of Angela M. Brezeale F/K/A Angela B. Adcox dated September 18, 2018, and recorded September 24, 2018, in the office of the Register of Deeds

REMIT TO: RETURN TO:
TIMOS, INC. McDonnell & Associates, P.A.
5716 CORSA AVE 1187 Thorn Run Ext. Ste. 430
WESTLAKE VILLAGE, CA 91362 Coraopolis, PA 15108
SC-20395028 M
STATE OF SOUTH CAROLINA QUITCLAIM DEED
COUNTY OF PICKENS

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, MARIA JONELLE KENNAN, FORMERLY KNOW AS MARIA JONELLE PACHECO RATLIFF, SURVIVING JOINT TENANTS OF KENNETH DANIEL RATLIFF WHO DEPARTED THIS LIFE ON 02/20/2018 hereinafter referred to as Grantor, in the State aforesaid, in consideration of the sum of \$10.00 dollars, love and affection, to me in hand paid by Grantee, below named, of PICKENS County, State of South Carolina, the receipt of which is hereby acknowledged, have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto MARIA JONELLE KENNAN, A MARRIED PERSON hereinafter referred to as Grantee, the following described land:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING THE SAME PROPERTY CONVEYED TO KENNETH DANIEL RATLIFF AND MARIA JONELLE PACHECO RATLIFF, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON BY DEED FROM SHERMAN L. WELLMAN, JR. AND DENA B. WELLMAN RECORDED 12/27/2016 IN DEED BOOK 1826 PAGE 279, IN THE R.M.C. OFFICE OF PICKENS COUNTY, SOUTH CAROLINA

Property Address: 1626 WALHALLA HIGHWAY, PICKENS, SC 29671

TAX MAP NO. 4170-00-18-3212

Grantee's Address 1626 WALHALLA HIGHWAY, PICKENS, SC 29671
Grantor's Address 1626 WALHALLA HIGHWAY, PICKENS, SC 29671

This conveyance is made subject to easements and restrictions of record otherwise affecting the property.

This Deed is also made subject to all zoning and other government regulations of the County of PICKENS and any other government agency (local, state or federal).

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or to anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto said Grantee(s), their heirs and assigns, forever.

And I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend all and singular said premises unto said Grantee(s), their heirs and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXHIBIT "A"

ALL THAT CERTAIN, PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, AND BEING SHOWN AND DESIGNATED AS LOT NUMBER SIX (5) CONTAINING 1.09 ACRES, MORE OR LESS, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 349 AT PAGE 19 IN THE REGISTER OF DEEDS OFFICE FOR PICKENS COUNTY, STATE OF SOUTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE LAND ACCURATE DESCRIPTION.

ALSO, ALL THAT CERTAIN, PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, AND BEING SHOWN AND DESIGNATED AS LOT NUMBER SIX (6) CONTAINING 1.09 ACRES, MORE OR LESS, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 349 AT PAGE 19 IN THE REGISTER OF DEEDS OFFICE FOR PICKENS COUNTY, STATE OF SOUTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE LAND ACCURATE DESCRIPTION.

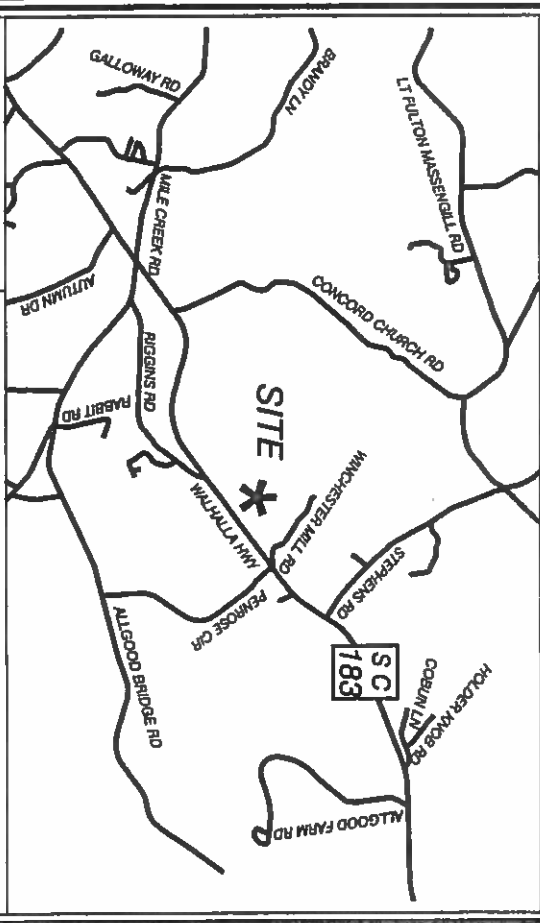
ALSO, ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA COUNTY OF PICKENS, CONTAINING 10.04 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PREPARED BY C. E. SHEHAN SURVEYING DATED DECEMBER 3, 1992 AND RECORDED IN PLAT BOOK 589 AT PAGE 12B IN THE REGISTER OF DEEDS OFFICE IN PICKENS COUNTY, STATE OF SOUTH CAROLINA.

Survey For

Billy Joe Breazeale

Located 3.0 Miles +/- West of Pickens, S. C.
1" = 120' - December 03, 1992 - Pickens County, South Carolina

LOCATION MAP not to scale



-LEGEND-

- OT = Open Top Pipe
- CT = Crimp Top Pipe
- PK = P-K Nail
- Pt = Point
- N&C = Nail & Cap
- IPF = Iron Pin Found
- IPS = Iron Pin Set
- U = Utility Pole

-NOTES-

Property & areas shown subject to any and all rights-of-way, easements, and restrictions that may exist of record, or on the ground.
Reference plat by this firm dated, December 3, 1992.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein.

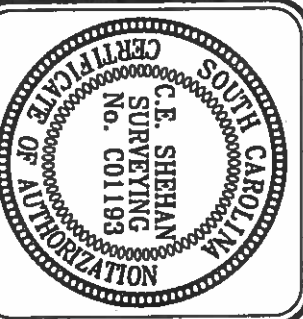
C. E. Shehan, Registered Tier B Surveyor 8810B
Member of the S. C. Society of Professional Land Surveyors

9-19-07

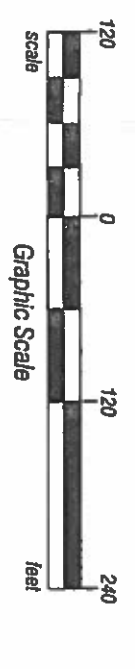
C. E. Shehan

SURVEYING

Registered Tier B Land Surveyor No. 8810B
202 Ann Street
Pickens, South Carolina 29671
Telephone: (864) 878-9528 Fax: (864) 878-7138



APPROVED FOR RECORDING
Pickens County, SC
Community Development
Original Stamped in Blue Ink
9/20/07



Line No.	Bearing	Distance
L1	N 65°59'48" W	55.48
L2	N 65°23'49" W	49.77
L3	N 60°19'00" W	28.02
L4	N 75°19'23" W	29.71
L5	N 44°35'49" W	70.79
L6	N 25°41'52" W	60.25
L7	N 32°25'10" E	66.34
L8	N 23°21'54" W	74.50
L9	N 05°17'33" W	49.17

10.04 Acres

000018404 09/20/2007 03:46:50 PM
Filed At Register of Deeds
Pickens County SC
Fees Paid \$10.00

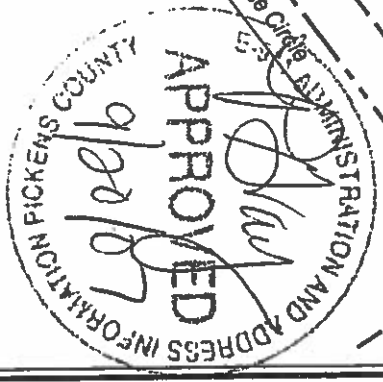


Breazeale

Breazeale

50' R/W

S.C. Highway 183

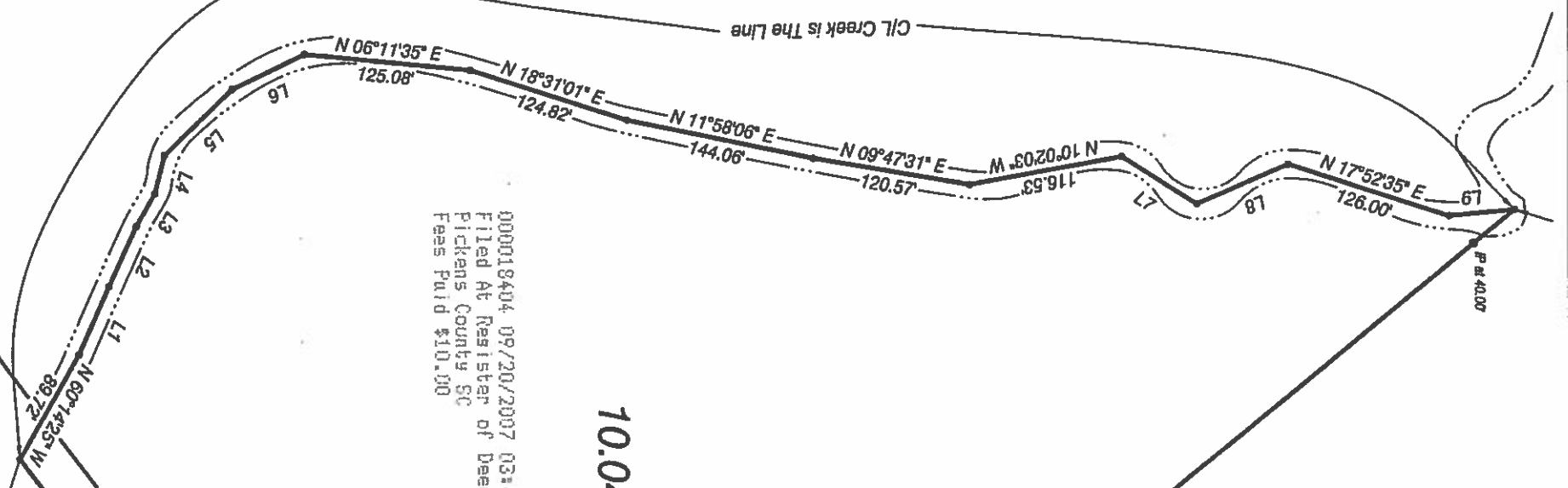


808' +/- to Penrose Circle

IP at 975.36

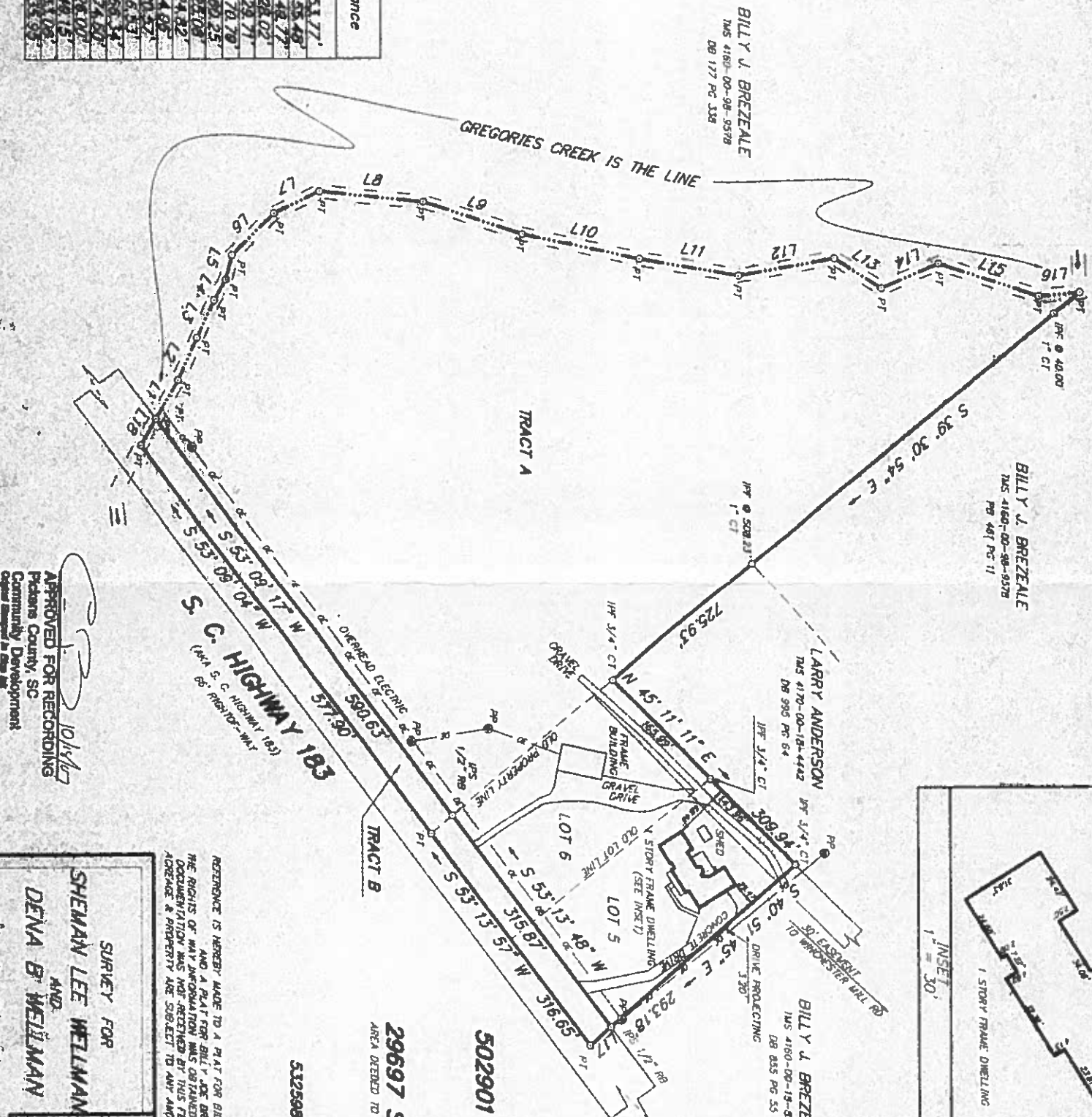
S 39°31'39" E
1008.36

C/L Creek is The Line





Line	Bearing	Distance
L1	N 60° 13' 40" W	51.77'
L2	N 65° 59' 03" W	55.48'
L3	N 85° 23' 04" W	48.77'
L4	N 60° 18' 15" W	28.02'
L5	N 75° 18' 38" W	29.71'
L6	N 44° 36' 04" W	70.70'
L7	N 25° 41' 07" W	60.25'
L8	N 6° 12' 20" E	128.08'
L9	N 18° 31' 46" E	124.82'
L10	N 11° 58' 51" E	144.85'
L11	N 9° 48' 16" E	120.52'
L12	N 07° 07' 18" W	116.53'
L13	N 32° 25' 58" E	69.34'
L14	N 33° 31' 09" W	74.60'
L15	N 17° 33' 20" E	128.00'
L16	N 5° 16' 10" W	48.15'
L17	S 40° 51' 45" E	11.08'
L18	N 80° 13' 40" W	35.95'



APPROVED FOR RECORDING
Pickens County, SC
County Surveyor's Office

SURVEY FOR
SHEWAN LEE WELLMAN
AND
DENA B. WELLMAN

SOUTH CAROLINA
COUNTY SURVEYOR
SHEWAN LEE WELLMAN
1601 E. Columbia Street, Hwy.
Pickens, SC 29560
Phone: 864-859-5725
Fax: 864-859-5022
Email: shewanlee@pickenscountysc.gov

COUNTY PICKENS
SOUTH CAROLINA
COUNTY SURVEYOR
SHEWAN LEE WELLMAN
1601 E. Columbia Street, Hwy.
Pickens, SC 29560
Phone: 864-859-5725
Fax: 864-859-5022
Email: shewanlee@pickenscountysc.gov

REFERENCE IS HEREBY MADE TO A PLAT FOR BILLY J. BREZZALE BY ROBERT E. THEATIT DATED FEBRUARY 11, 1998.
AND A PLAT FOR BILLY J. BREZZALE BY C.E. SHEWAN DATED DECEMBER 11, 1992.
THE RIGHTS OF WAY INFORMATION WAS OBTAINED BY PHONE CONVERSATIONS WITH, SUDIP A. PICKENS AND SUDIP A. PICKENS.
AGREEMENT & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS BY WAY AND EXEMPTIONS OF RECORD OR ON THE GROUND.

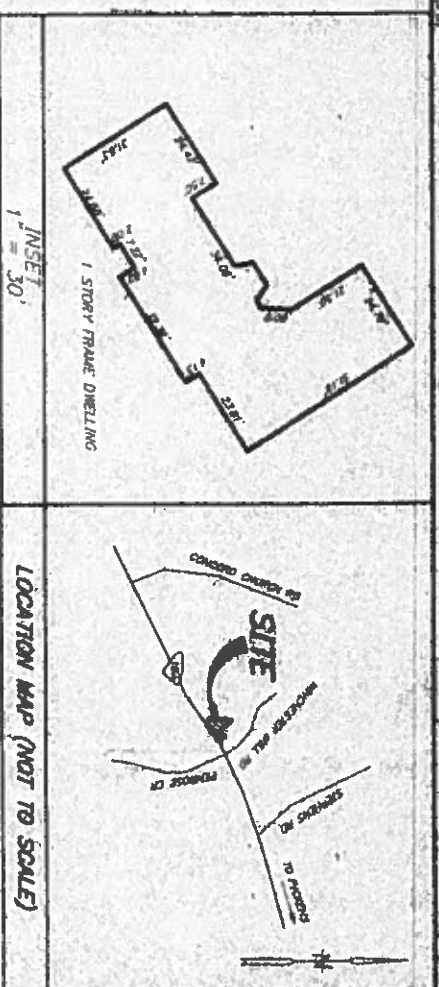
TOTAL AREA
TRACTS A & B
532598 SQ FT 12.227 ACRES
1626 WILLOW HILL HIGHWAY
PICKENS, SC 29567
INS # 4170-00-18-1212



TRACT A
AREA
502901 SQ FT 11.54 ACRES
TRACT B
AREA
29697 SQ FT 0.682 ACRES
AREA DEED TO THE SCOT FOR THE ROAD RIGHT-OF-WAY



000020135 10/18/2007 03:51:40PM
Pickens County, SC
Fees Paid \$10.00



Acker Lambert Hinton, P.A.
859 Pendleton Street
Post Office Box 9
Pickens, South Carolina 29671

TITLE TO REAL ESTATE

NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA

PICKENS COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That, I, **Reita F. Brezeale**, in the State aforesaid, in consideration of the sum of One Dollar and **Correction of Deed recorded in Deed Book 2052, Page 344** and no other consideration, to the grantor(s) in hand paid at and before the sealing of these presents by **Austin Joab Brezeale and Brett Lawrence Brezeale** (the receipt and sufficiency of whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below unto the said **Austin Joab Brezeale and Brett Lawrence Brezeale**, the following described real estate:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing **37 acres, more or less**, and being bounded on the North by property now or formerly of Seitz, on the East by property now or formerly of Durham, on the South by property now or formerly of Mungo and on the West by property now or formerly of Rober and Smith.

The Grantor reserves the right to retain the lease agreement for the cell tower located on the above described property for and during her life.

ALSO: All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing **45 acres, more or less**, and being bounded on the North by property now or formerly of Mungo, Rober and Wenard, on the West by property now or formerly of Abercrombie, Dalton and Brezeale, on the South by SC Highway # 183 and on the East by property now or formerly of Rop and Radliff.

ALSO: All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing **3.5 acres, more or less**, and being bounded on the North by SC Highway # 183, on the West and South by property now or formerly of Pace, and on the Northeast by property now or formerly of Brezeale.

ALSO: All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing **3.00 acres, more or less**, and being bounded on the North and East by SC Highway # 183, on the South by Riggins Road and on the West by property now or formerly of Fleeman. **14**

**** The intent and purpose of this deed is to correct the spelling of the Grantee's name.**

This is a portion of the property inherited from the Estate of Billy Joe Brezeale as shown by Case Number 2016ES3900726 filed in the Office of the Probate Court for Pickens County. See also deed of Distribution recorded in Deed Book 1896, Page 134 in the Register of Deeds Office for Pickens County, SC.

All above described tracts are shown as TMS # 4160-00-98-6055

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and any other easements that may appear of record and/or on the premises

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

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said **Austin Jacob Brezeale and Brett Lawrence Brezeale**, and their heirs and assigns forever.

And Grantor does hereby bind the Grantor and the Grantor's heirs and Personal Representatives to warrant and forever defend all and singular the said premises unto the Grantees, and the Grantees' heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's hand and seal this 25th day of April in the year of our Lord Two Thousand Nineteen.

Signed, Sealed and Delivered
in the Presence of

Judea Junk

Reta F. Brezeale
Reta F. Brezeale

Amy C. Huff

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF PICKENS)

I, Amy C. Huff, Notary Public for South Carolina, do hereby certify that Reta F. Brezeale personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

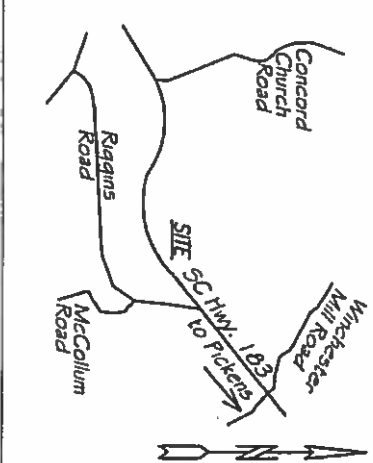
Witness by name and official seal this the 25th day of April, 2019.

Amy C. Huff

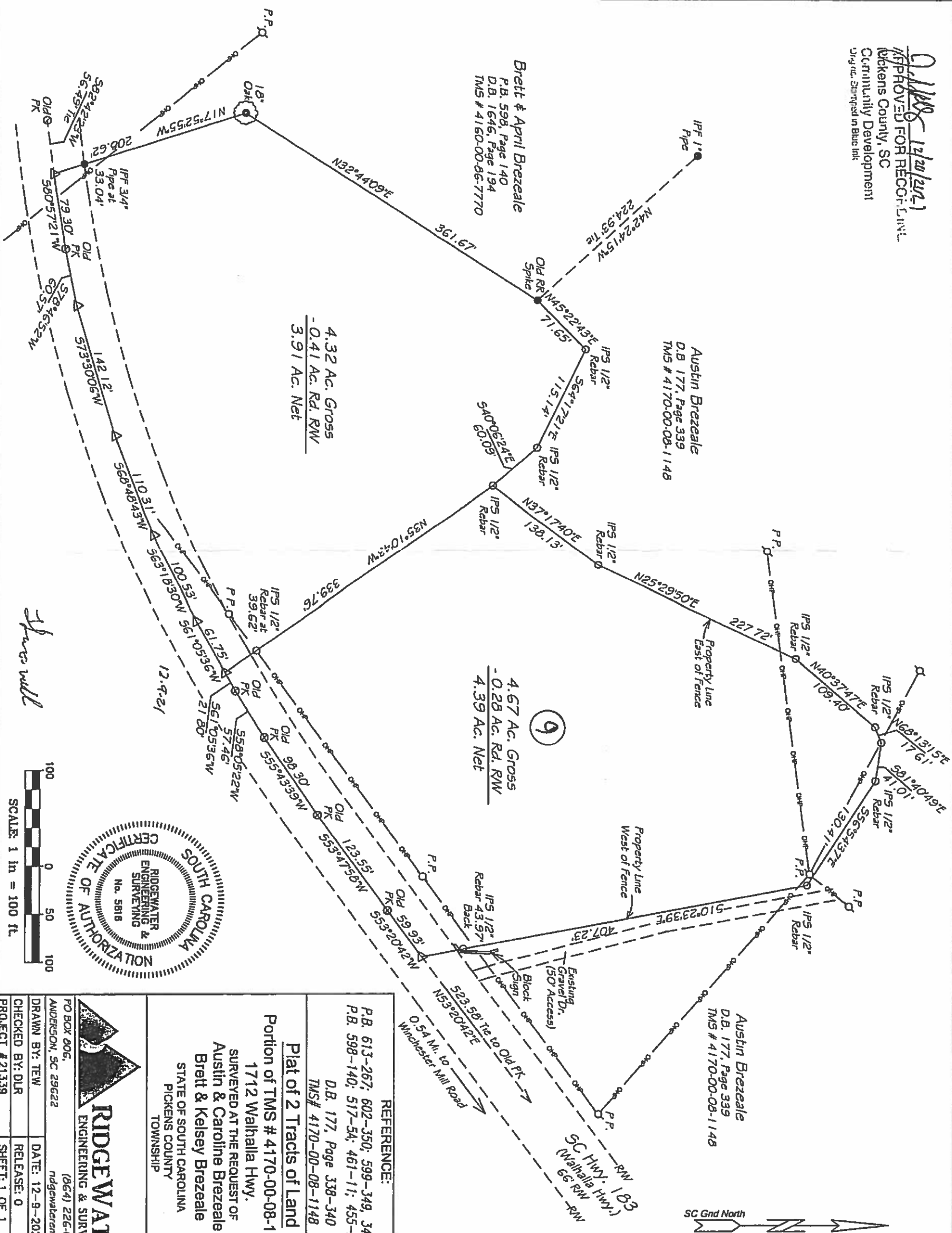
NOTARY PUBLIC FOR SOUTH CAROLINA

My commission: Expires 05/18/28

Grantee Address: 1712 Walhalla Highway
Pickens, SC 29671



APPROVED FOR RECORDING
12/20/2021
Wickens County, SC
Community Development
Jing Lu, Shipped in Blue Ink



I hereby stipulate that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than those shown.

Thomas E. Walls
Thomas E. Walls PLS 9324

This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search

Thus property does not lie in a designated flood hazard area

The seal is circular with a double-lined border. The outer ring contains the text "SOUTH CAROLINA" at the top and "CERTIFICATE OF AUTHORIZATION" at the bottom. The inner circle contains the text "RIDGEWATER ENGINEERING & SURVEYING" and the number "No. 5818" in the center.



RIDGE WATER
ENGINEERING & SURVEYING

10 BOX 206,
ANDERSON, SC 29622 ndgwatereng.com

DRAWN BY: TEW	DATE: 12-9-2021
---------------	-----------------

PROJECT # 21339	SHEET: 1 OF 1
-----------------	---------------

Title To Real Estate - The Heckman Law Firm, P.A. 409 Pettigru St., Greenville, SC 29601

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

KNOW ALL MEN BY THESE PRESENTS, that AUSTIN JOAB BREZEALE AND
BRETT LAWRENCE BREZEALE

in consideration of Fifty-Five Thousand and 00/100 (\$55,000.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold and released,
and by these presents do grant, bargain, sell and release unto JUSTIN RYAN
FRANCIS, his heirs and assigns forever:

SEE ATTACHED EXHIBIT "A" -
LEGAL DESCRIPTION

GRANTEE'S ADDRESS: 122 Ferguson Road
Pickens, South Carolina 29671

Tax Map Number: P/O 4160-00-98-6055

Together with all and singular the rights, members, hereditaments and appurtenances to
said premises belonging or in any way incident or appertaining, including, but not limited
to all improvements of any nature located on the Premises and all easements and rights of
way appurtenant to the Premises.

To have and hold all and singular the Premises before mentioned unto the Grantee and
Grantee(s') heirs, successors and assigns forever.

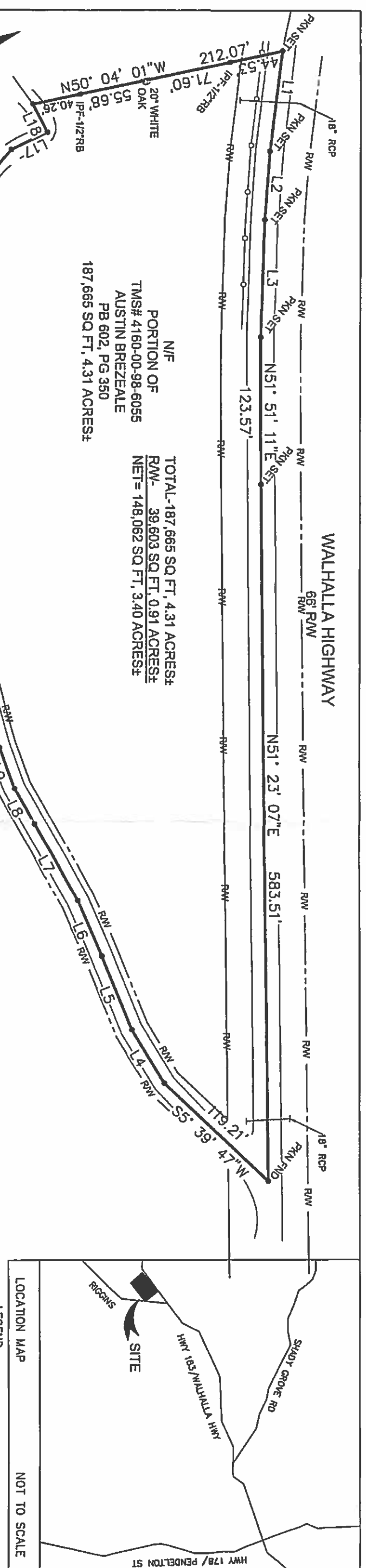
And, subject to the matters set forth above, the Grantor(s) bind the Grantor(s) and the
Grantor's (s') heirs, successors, assigns, executors, administrators and other lawful
representatives to warrant and forever defend all and singular said premises unto the
Grantee(s) and the Grantee's(s') heirs, successors and assigns against the Grantor(s) and
the Grantor's(s') heirs, successors and assigns and against every person whomsoever
lawfully claiming or to claim the same or any part thereof.

Exhibit "A"

All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as 187,665 sq ft, or 4.31 acres minus 0.91 acres R/W for a net of 3.40 acres, more or less, on Walhalla Highway, as shown on plat entitled "Retracement Survey for Justin Francis" prepared by Pearce Land Surveys, dated July 1, 2021 and recorded in the ROD Office for Pickens County, South Carolina in Plat Book ~~615~~ at Page ~~21~~ 7. Reference is being made to said plat for a more complete and accurate metes and bounds description as shown thereon.

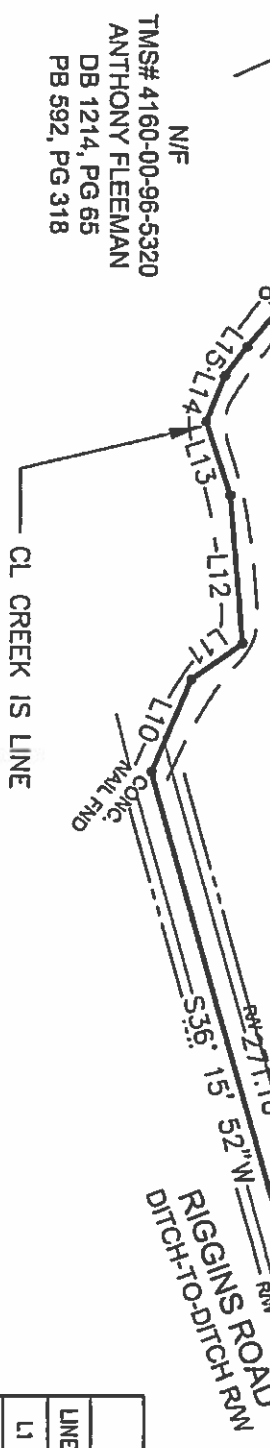
This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way, which are a matter of record and/or actually existing on the ground, affecting subject property.

Being a portion of the property conveyed to Austin Joab Brezeale and Brett Lawrence Brezeale by deed of Reta F. Brezeale, dated and recorded April 25, 2019 in the ROD Office for Pickens, South Carolina in Deed Book 2053 at Page 213.



N/F
PORTION OF
TMS# 4160-00-98-6055
AUSTIN BREZEAL
PB 602, PG 350
187,665 SQ. FT., 4.31 ACRES±

TOTAL-187,665 SQ. FT., 4.31 ACRES±
R/W- 39,603 SQ. FT., 0.91 ACRES±
NET= 148,062 SQ. FT., 3.40 ACRES±



N/F
TMS# 4160-00-98-6055
ANTHONY FLEEMAN
DB 1214, PG 65
PB 592, PG 318

Alfred J. Pearce
8/4/2021
APPROVED FOR RECORD
Pickens County, SC
Community Development
Original Stamped in Blue Ink

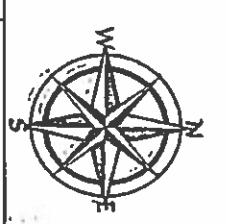
NOTES:

1. REFERENCE:
A) PLAT ENTITLED "SURVEY FOR ANTHONY FREEMAN", DATED SEPTEMBER 11, 2008, PREPARED BY RAY DUNN, RECORDED IN PLAT BOOK 592, PAGE 318 IN THE R.O.D. OFFICE OF PICKENS COUNTY.
B) PLAT ENTITLED "SURVEY FOR GEORGE BREZEAL", DATED FEBRUARY 4, 1993, PREPARED BY JOHN LANG & ASSOC., RECORDED IN PLAT BOOK 57, PAGE 31-A IN THE R.O.D. OFFICE OF PICKENS COUNTY.
2. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
5. THIS PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA.
6. THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE PICKENS COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59° 11' 55.08"E	83.55'
L2	N56° 11' 41.02"E	57.41'
L3	N53° 43' 51.03"E	98.32'
L4	S21° 10' 45.11"W	52.31'
L5	S30° 01' 21.09"W	66.19'
L6	S28° 30' 47.83"W	50.52'
L7	S22° 54' 24.16"W	73.61'
L8	S23° 52' 53.40"W	35.11'
L9	S31° 16' 20.14"W	35.32'
L10	S75° 10' 06.14"W	45.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N73° 10' 43.36"W	28.11'
L12	S47° 22' 37.72"W	51.11'
L13	S33° 42' 15.71"W	35.07'
L14	S73° 44' 53.41"W	22.38'
L15	S88° 29' 35.39"W	16.86'
L16	N87° 54' 19.71"W	60.83'
L17	N63° 30' 35.72"W	33.27'
L18	S24° 49' 07.52"W	26.22'



PEARCE LAND SURVEYS
P.O. BOX 2091
TAYLORS, SC 29687
864-915-9050
PROFESSIONAL LAND SURVEYOR

PLS

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN 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. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

TMS# 4160-00-98-6055	RETRACEMENT SURVEY FOR JUSTIN FRANCIS WALHALLA HIGHWAY PICKENS, SC 29671
PICKENS COUNTY	SOUTH CAROLINA
DATE: 07/01/2021	PROJECT # 21-183
SCALE: 1" = 80'	ALFRED J. PEARCE, III PLS REG#16136

1152 BKD1107 PG128

00001152
RECORDED 06/18/2007 10:02:05AM
Fee:10.00 State:78.00
County:33.00 Exempt:-----
Pickens County, SC
Register of Deeds

State of South Carolina)
County of Pickens)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That Benjamin F. Breazeale, (hereinafter called "Grantor"), in consideration of Ten Dollars and Other Consideration to the Grantor in hand paid at and before the sealing of these presents, by Frank Brezeale (the receipt and sufficiency of whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below unto the said Frank Brezeale, all my right title and interest to the following described real estate:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on S. C. Highway 183, containing approximately 3.14 acres, as shown on plat of survey for George Benjamin Breazeale, by John R. Long & Associates, dated February 3, 1993, and recorded in Plat Book 57, Page 31-A, records of Pickens County, SC, reference to which is invited for a more complete and accurate description.

This is the property conveyed to Benjamin F. Breazeale and George B. Breazeale by deed of George B. Breazeale dated August 15, 1995 in Deed Book 291, Page 150 in the Register of Deeds Office for Pickens County, SC.

TMS# 4170-00-07-4051

The undersigned acknowledges notification of sale and waives his right to purchase as setforth in deed recorded in Deed Book 198, Page 117 & 118 in the Register of Deeds Office for Pickens County, SC.


Billy J. Brezeale

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Frank Brezeale, and the Grantee's heirs and assigns forever.

And the Grantor do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises

COUNTY AUDITOR
222 McDANIEL AVE., B-7
PICKENS, SC 29671

COUNTY ASSESSOR
222 McDANIEL AVE., B-8
PICKENS, SC 29671

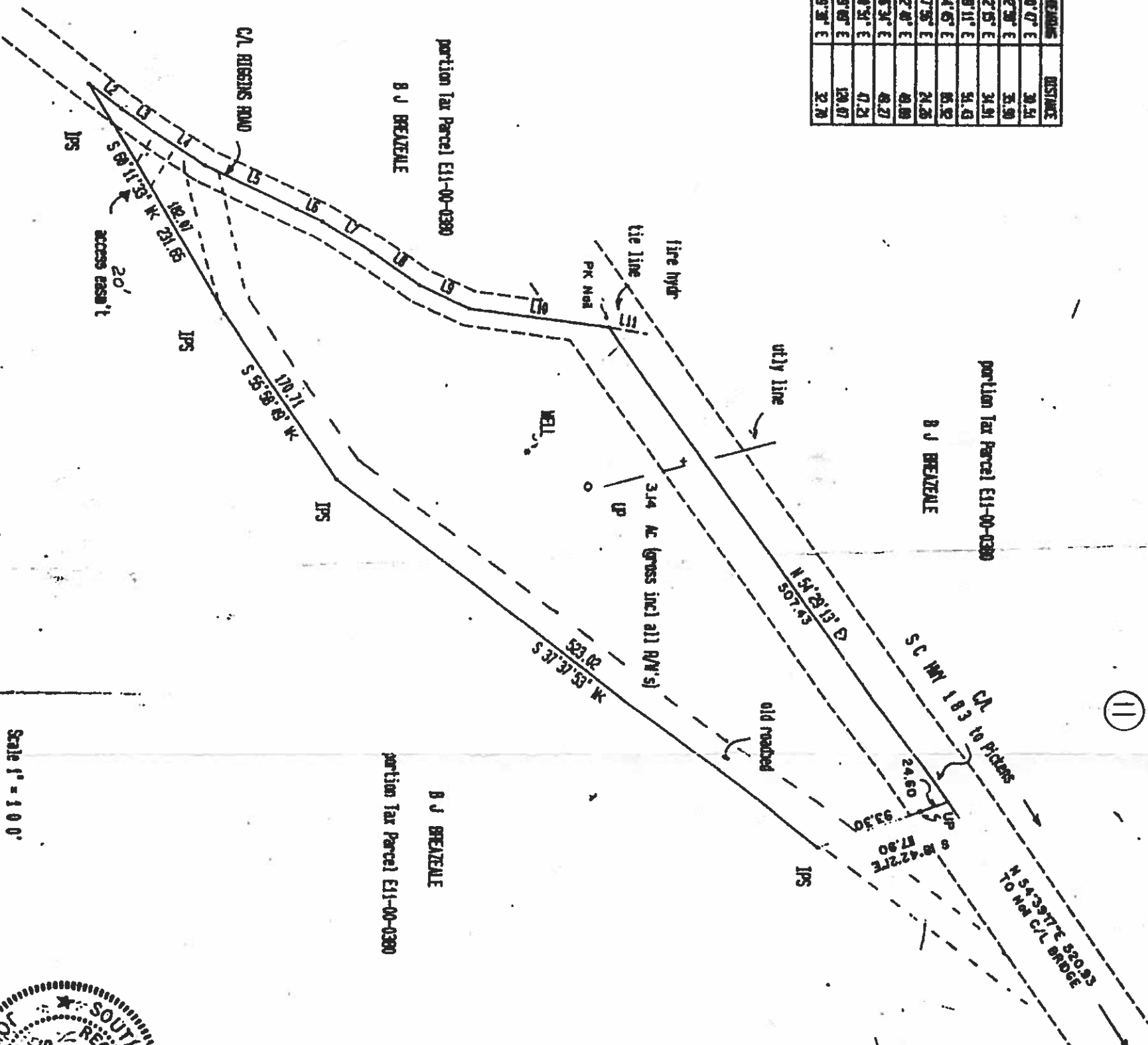
005733

Harry
OLIVER A. NEALY
FILED

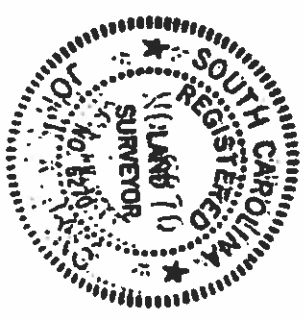
10.2
APR 15 12 00 PM '93

CLERK OF COURT
PICKENS, S.C.

LINE	BEARINGS	DISTANCE
11	S 33° 30' 07" E	30.54
12	N 30° 02' 30" E	35.00
13	N 37° 02' 05" E	34.91
14	N 34° 30' 11" E	54.43
15	N 25° 34' 07" E	65.82
16	N 25° 57' 55" E	24.26
17	N 22° 02' 04" E	40.00
18	N 34° 06' 34" E	48.27
19	N 24° 04' 51" E	47.21
20	N 7° 28' 05" E	120.07
21	N 9° 28' 30" E	32.70



Scale 1" = 100'



John R. Long
GEORGE BENJAMIN BREAZEALE

plat for

John R. Long
John R Long SC R.S. 6270

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the National Standard Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein. This property is subject to any easements & restrictions on record.

location map D.L.S.
JPF - Iron Pin Found, JPS - Iron Pin Set, BR - Railroad Spike, W/C - Well & Cap, W - Waterhole, HW - Water Meter, UP - Utility Pole, LP - Light Pole, P/X - P/X Well, SO - Storm Drain Inlet, EIP - Existing Iron Pin, RDP - New Iron Pin, W - Water Valve

location map D.L.S.

RIGGINS RD

SITE

TO PICKENS

CREEK

Reprint North (1993) Also ref Tax Parcel E-11-00-0380 (partial)

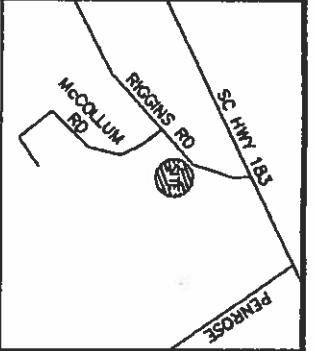
Book 57 Page 31-A

PICKENS COUNTY SOUTH CAROLINA
SW of Pickens Scale 1" = 100'
February 04, 1993 Job# 017-8135
John R Long & Associates
682-3 College Avenue
Clemson, South Carolina 29631
803-654-5023

Book 57 Page 31-A

E11-00-0380

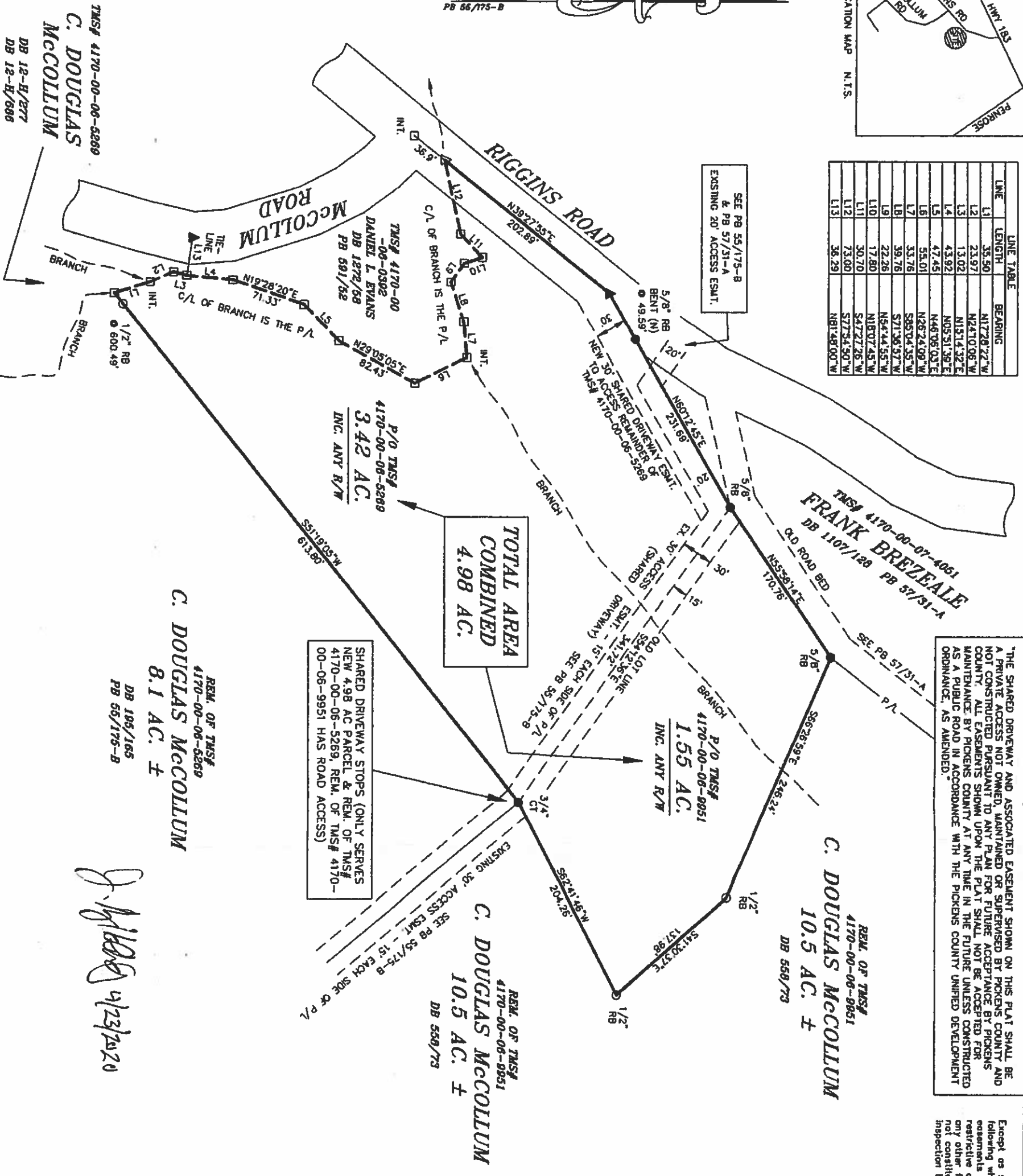
Adjacent to ⑪ + ⑫



LINE TABLE	
LINE	BEARING
L1	N172°22'21"W
L2	N241°06'51"W
L3	N151°32'21"E
L4	N05°51'39"E
L5	N46°06'03"E
L6	N26°24'09"W
L7	S85°04'35"W
L8	S71°36'57"W
L9	N54°44'55"W
L10	N18°07'45"W
L11	S47°27'26"W
L12	S77°54'50"W
L13	N81°48'00"W

"THE SHARED DRIVEWAY AND ASSOCIATED EASEMENT SHOWN ON THIS PLAT SHALL BE A PRIVATE ACCESS NOT OWNED, MAINTAINED OR SUPERVISED BY PICKENS COUNTY AND NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY PICKENS COUNTY. ALL EASEMENTS SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY PICKENS COUNTY AT ANY TIME IN THE FUTURE UNLESS CONSTRUCTED AS A PUBLIC ROAD IN ACCORDANCE WITH THE PICKENS COUNTY UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED."

Except as specifically stated or shown on this plat, this survey does not reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that on accurate and current title search may disclose. This survey does not constitute a title research, flood study, wetlands delineation or environmental inspection by the surveyor.



Survey For	
JEREMY D. MCCOLLUM & KAYLA D. MCCOLLUM	
Property Designation:	P/O TMS# 4170-00-06-5269 AND P/O TMS# 4170-00-06-9951 COMBINED
Plat Book Reference:	55 Page No. 175-B
Deed Book Reference:	195 Page No. 165
Deed Book Reference:	558 Page No. 73
State	SOUTH CAROLINA
County	PICKENS
Legend	● Nail Set ○ Iron Pin Set 1/2" RB (Rebar) ● Iron Pin Found ▲ Nail Found □ Computed Point in Branch ■ Conc. Mon. (F)
Scale	1" = 100'
Date	04/07/20
JAY DUNN Land Surveyor Professional Land Surveyor # 24276 Post Office Box 1023 1649 E. Main Street Easley, South Carolina 29641 Office (864) 859-1358 jaydunninc@bellsouth.net	
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 "B" survey as specified therein.	
Bobby Jay Dunn, P.L.S. No. 24276	

TMS# 4170-00-06-5269
C. DOUGLAS
MCCOLLUM
DB 12-H/277
DB 12-H/686

REM. OF TMS#
4170-00-06-5269
C. DOUGLAS MCCOLLUM
8.1 AC. ±
DB 106/165
PB 55/175-B

8.1/16/20 4/23/2020

000013153 BKD0556 PG00073

Kenneth D. Acter
The Acter Firm, P.A.
859 Pendleton Street
Post Office Box 9
Pickens, South Carolina 29671

TITLE TO REAL ESTATE
STATE OF SOUTH CAROLINA
PICKENS COUNTY

NO TITLE EXAMINATION

KNOW ALL MEN BY THESE PRESENTS:

That I, BILLY JOE BREAZEALE, in the State aforesaid, in consideration of the sum of TEN AND NO/100 (\$10.00)—Dollars and other consideration, to the grantor in hand hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said DOUGLAS MCCOLLUM his heirs and assigns forever:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing 12 acres, more or less, being bounded on the north by S. C. Hwy. 183 and Breazeale, on the west by other property of Grantee, on the east by Pace and on the south by property of Bobo, reference to which is hereby made for a more complete and accurate description.

PORTION OF TMS # E11-00-4380

THIS IS A PORTION OF THE property conveyed to BILLY JOE BREAZEALE by deed recorded in Deed Book 177, Page 336 in the Register of Deeds Office for Pickens County, SC.

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and any other easements that may appear of record and/or on the premises.

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

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee hereinabove named, and his heirs and assigns forever, all our right, title and interest.

And the grantor does hereby bind the grantor and the grantor's Heirs and Personal Representatives to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and the grantee's Heirs and Assigns

Frankie Allen Brezeale and Debra Anthony Brezeale
1387 Belle Shoale Road
Pickens, South Carolina 29671

Book 202 Page 145

State of South Carolina
COUNTY OF PICKENS

TITLE TO REAL ESTATE

008297
Finley
OLIVER A. FINLEY
FILED
May 24 11 26 AM '93
CLERK OF COURT
PICKENS, S.C.

Know All Men by These Presents, That I (We)

BILLY JOE BREZEAL

of the County of Pickens in the State aforesaid in consideration of the sum of

One dollar (\$1.00) Love and Affection-----~~to Me (Us)~~ paid by

FRANKIE ALLEN BREZEAL AND DEBRA ANTHONY BREZEAL
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 FRANKIE ALLEN BREZEAL and DEBRA ANTHONY BREZEAL, their heirs and
assigns:

All that certain piece, parcel, or tract of land situate, lying and being in the
State of South Carolina, County of Pickens, about four miles westerly
from the City of Pickens, being bounded on the North by South Carolina
State Highway 183, on the South by land of Pace, Gregories Creek
intervening, the center of the creek being the line, on the East by
Pentrose Circle, and on the West by other land of Billy Joe Brezeale,
containing four and 03/100 (4.03) acres, more or less, according to
plat of C. E. Shehan, Surveyor, dated December 3, 1993, and having
according to said plat courses and distances as follows: BEGINNING
at nail and cap in center of S. C. Highway 183, running thence within
Pentrose Circle (as shown on the plat), South 38-35-05 East 384.43
feet to nail and cap at center of Gregories Creek; thence up Gregories
Creek South 61-28-15 West 73.28 feet thence; South 59-21-27 West
80.27 ~~XXXXXX~~ feet; thence South 47-29-36 West 175.89 feet; thence
South 78-23-13 West 185.56 feet; thence leaving Gregories Creek
and running along line of land of Billy Joe Brezeale North 33-37-10
West 304.93 feet to center of Highway 183; thence along the center of
Highway 183 North 53-14-06 East 466.37 feet to the beginning courses.

For reference to the source of title to the premises herein conveyed
see deed of Paul E. Boyle, III, Special Master, to Billy Joe Brezeale
dated September 4, 1992, and recorded September 4, 1992 in Deed Book
177, at Page 338, in the Office of the Clerk of Court for Pickens
County, South Carolina.

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Book 42 Page 304

Document prepared by John D. Vickary, Jr., Attorney at Law
103 Court Street, Pickens, S.C. 29577

TITLE OF REAL ESTATE
Attorney at Law, Pickens, S.C.
Grantee's Address: 103 Court Street, Pickens, S.C. 29577
STATE OF SOUTH CAROLINA Co. T-25 Vol. 42 Page 304
Pickens County

KNOW ALL MEN BY THESE PRESENTS: FOR TRUE CONVEYANCE
SEE AFFIDAVIT
BOOK 21 PAGE 236

That I, Harold E. Coburn, Jr., of the State of South Carolina, do hereby certify that the above described premises, together with all other valuable considerations to the grantor(s) in hand paid at and before the sealing of these presents, by the grantor(s) (the receipt whereof is hereby acknowledged) do hereby release, sell and release, and by these presents, do hereby convey unto the grantee(s) named herein, John D. Vickary, Jr., Attorney at Law, Pickens, S.C. 29577, all the right and interest now in and to the said premises, together with all other valuable considerations.

All that certain piece, parcel or tract of land lying and being in and among and state store, about three miles west of Pickens, and being more fully described as follows:

BEGINNING ON AN IR ON ROAD WHICH POINT IS ALSO CORNER OF DURHAM PROPERTY; THENCE N 33-11 E 340 feet to an IR in road; thence N 43-50 W 86 feet to point of beginning; thence S 43 E 88 feet more or less, according to plat of Thomas Cary King, Jr., recorded 224 1963, reference to which is hereby made for a more complete description and being bounded on the north by a portion of highway of Darrell Woodall, and on the southwest by center of highway of Darrell Woodall, and on the

The above described property is subject to any and all restrictions, easements and rights-of-way that may appear on record.

The above described property is a portion of property as conveyed to Harold E. Coburn, Jr. by Harold E. Coburn, Jr., as recorded in the Public Records of Pickens County, S.C., on record in the Office of the Clerk of Court, Pickens County, in Book 144, page 486.

Together with all and singular the rights, members, hereditaments incident or appertaining to the said premises belonging, or in anywise TO HAVE AND TO HOLD all and singular the said Premises before

TO HAVE AND TO HOLD all and singular the said Premises before

And the grantor(s) do(es) hereby bind the grantor(s) and the grantee(s) and their heirs and assigns forever defend, save and secure the said premises and the grantee(s) and their heirs and assigns forever against the grantor(s) and the grantor(s)'s heirs and assigns and any person claiming or to claim the same or any part thereof.

Witness the grantor(s) hand and seal this 2nd day of MAY in the year of our Lord One Thousand Nine Hundred and 88.

88 x 240

116

NO TITLE SEARCH BY COWLE & ALEXANDER / DO NOT PUBLISH

Grantee's Address:
P.O. Box 83
Norris, SC 29667

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

TITLE TO REAL ESTATE

Book 130 Page 171

KNOW ALL MEN BY THESE PRESENTS, that

DERRELL WOODALL, o/k/a Derrell Woodall, o/k/a
Derrell Woodall,

in consideration of One and no/100 (\$1.00) Dollars, love and affection ----- Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto

PEGGY W. EAVES, AND RUTH ELLEN DEROSSETTI, their heirs and assigns, reserving a
Life Estate for the above named Grantor, in and to the following tracts of real
estate:

81) All that certain piece, parcel or tract of land lying and being situated in the State of
South Carolina, County of Pickens, about 2 miles west of Pickens on the south side of
Pickens-Waltonville Highway, being more fully described as follows, to-wit: BEGINNING on
an iron pin, which point is also corner of other property of C.G. Dalton, McCall and
Woodall; thence in a southerly direction along Woodall line 400 feet, more or less, to an
iron pin which point is also corner of property of Hoyt Pace; thence in a westerly direction,
along line of Hoyt Pace and thence along center of creek approximately 550 feet to center
of bridge and center line of bar and gravel road; thence in a northerly direction along
center of line of road 176 feet to point in center of road; thence in an easterly direction
643 feet (appx.) to point of BEGINNING and containing four (4) acres, more or less.

This being the identical property conveyed unto Grantor by deed of C.G. Dalton, dated
3/22/62 and recorded 3/24/62 in the office of the Clerk of this Court in Deed Book 10-C,
at Page 159.

82) ALSO: All that certain piece parcel or tract of land situated, lying and being in the State
of South Carolina, County of Pickens, approximately 2.5 miles west of the town of Pickens
on the south side of S.C. Hwy 183, containing 0.27 acre, more or less, and being more
particularly described by plat of Thomas C. Keith, Surveyor, dated 6/12/61, as follows,
to-wit: BEGINNING at an iron pin at line of Grant, the northernmost corner of the tract
herein conveyed, thence S31-30E 100 feet with the line of Grant to an iron pin; thence
S54-00W 100 feet to an iron pin; thence N36-30W 118.2 feet to an iron pin; thence N61-53E
113 feet to the point of BEGINNING.

This being the identical property conveyed unto Grantor by deed of W.H. Bates, dated 6/17/61
and recorded 6/19/61 in the office of the Clerk of this Court in Deed Book 9-Y, at Page 359.

83) All that piece, parcel or lot of land lying and being in the State of South Carolina, County
of Pickens, about 2 miles west of Pickens, and being more fully described as follows, to-
wit: BEGINNING on an iron pin at southern end of chain link fence, which point is also
corner of property of Leon Durham; thence in a southerly direction along same course as
chain link fence approximately 200 feet to Pace line; thence along Pace line in a
westerly direction 65 feet to line of property of Woodall; thence along Woodall property
line in a northerly direction approximately 200 feet to an iron pin which point is corner
of property of Leon Durham in a easterly direction 65 feet to the point of BEGINNING,
and containing 0.3 acres, more or less.

This being the identical property conveyed unto Grantor by deed of Paul Crenshaw
dated 11/29/76 and recorded 3/8/77 in the office of the Clerk of Court for Pickens
County in Deed Book 13-E, Page 386.

together with all and singular the rights, members, hereditaments and appurtenances in said premises belonging or in any way incident or
pertaining to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and
to the heirs or successors of the grantee(s), forever. And, the grantee(s) do hereby bind the grantor(s) and the grantor(s)' heirs or successors and
to the heirs or successors of the grantor(s), and the grantor(s)' heirs or successors and to the heirs or successors of the grantor(s), to
warrant, defend, justify, claim or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 19 day of June 1991.

SIGNED, sealed and delivered in the presence of:
James C. Alexander
Derrell Woodall

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

PROBATE
CLERK
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I, _____, Notary Public for South Carolina,
do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the
County of Pickens, South Carolina, on this 10/19/91.