

Summary

Parcel Number 217-00-00-001.004
 Tax District County (District 05)
 Location Address 270 MANNING RD
 Town Code
 Class Code (NOTE: Not Zoning Info) MSF-Mobile Home Site Family
 Acres 2.00
 Description 270 MANNING RD
 Record Type
 Owner Occupied
 Deed Book/Page 107-1827 ✓
 Plat Book/Page 12T-118

[View Map](#)

Owners

FILCHUK DANIEL
 270 MANNING RD
 SMYRNA SC
 29743

Valuation

Land Market Value \$11,000
 Improvement Market Value \$0
 Total Market Value \$11,000
 Taxable Value \$11,000
 Total Assessment Market \$440

Building Information

Building Type R	Total Heated SF 0
Year Built	Basement Total SF 0
Stories	Basement Finish SF 0
Pool No	Porches/Decks/Stoops Total SF 0
Exterior Finish	Garage SF 0

Mobile Homes

Owner	Property Addr	Year Built	Market Value	Color	Length x Width	Make	Decal	Serial Number	Permit Number
FILCHUK DANIEL JOSHUA 270 MANNING RD SMYRNA SC	270 MANNING RD	1994	\$32,000		028 x 060	CLAYTON		WHC00356GAA&B	

1 Building(s) on Parcel -- Details only available for first building shown, if applicable.

Sales

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
10/22/2018	\$70,000	107 / 1827	12T / 118	PATTERSON TIM	FILCHUK DANIEL	N	Other
10/22/2018	\$35,000	107 / 1607	12T / 118	WHITWORTH SHAUN BRIAN	PATTERSON TIM	N	Foreclosure
02/08/2008	\$8,079	1544 / 2612	12T / 118	CARROLL MICHAEL A & SUSIE D	WHITWORTH SHAUN BRIAN	Y	
02/09/1999	\$3,500	0044 / 0281	/	CARROLL MICHAEL A & SUSIE D	WHITWORTH JAMES TONY & TRENDIA	N	Other
07/17/1993	\$3,500	13Z / 595	/	CARROLL MICHAEL A & SUSIE D	WHITWORTH JAMES TONY & TRENDIA	Y	

Register of Deeds

[Click here to view the Register of Deeds website.](#)

No data available for the following modules: Lot Size Information (Dimensions in Feet).

**Deed Prep. Only
No Opinion Given**

217-00-00-001.004 DB 107
p. 1827

GRANTEE'S ADDRESS:

**270 Manning Road
Smyrna, SC 29743**

201800005248
Filed for Record in
CHEROKEE COUNTY, SC
PHYLLIS COYLE, REGISTER OF DEEDS
10-26-2018 At 03:46 pm.
DEED 269.00
Volume 107 Page 1827 - 1828

**STATE OF SOUTH CAROLINA)
COUNTY OF CHEROKEE)**

TITLE DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that **Tim Patterson**, hereinafter referred to as Grantor, in consideration of **Seventy Thousand and 00/100 Dollars (\$70,000.00)**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Daniel Filchuk, his heirs and assigns forever:

TRACT 1

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Cherokee, Cherokee Township, approximately one mile Southwest of Kings Creek, located on Manning Road, and being more particularly shown on plat for Michael A. and Susie D. Carroll, dated December 2, 1987, recorded in Deed Book 12-T, Page 118, in the Register of Deeds for Cherokee County, and being more fully described as follows:

Beginning in the center of Highway S11-265, 0.6 mile southwest of said highway and intersection with S11-97, and running with S11-265, S 18-22-09 W 0.46 feet to old nail and cap; thence S 21-56-07 W 154 feet; thence N 68-03-53 W crossing i.n. at 37.5 feet on edge of said highway, 400 feet to i.n.; thence N 21-15-09 E 235 feet to i.n.; thence S 63-03-11 E crossing i.n. at the edge of said highway 401.47 feet to the point of beginning, containing 2 acres.

ALSO, that certain 1994 Clayton Mobile Home with Vehicle Identification Number WHC003056GAA&B located thereon.

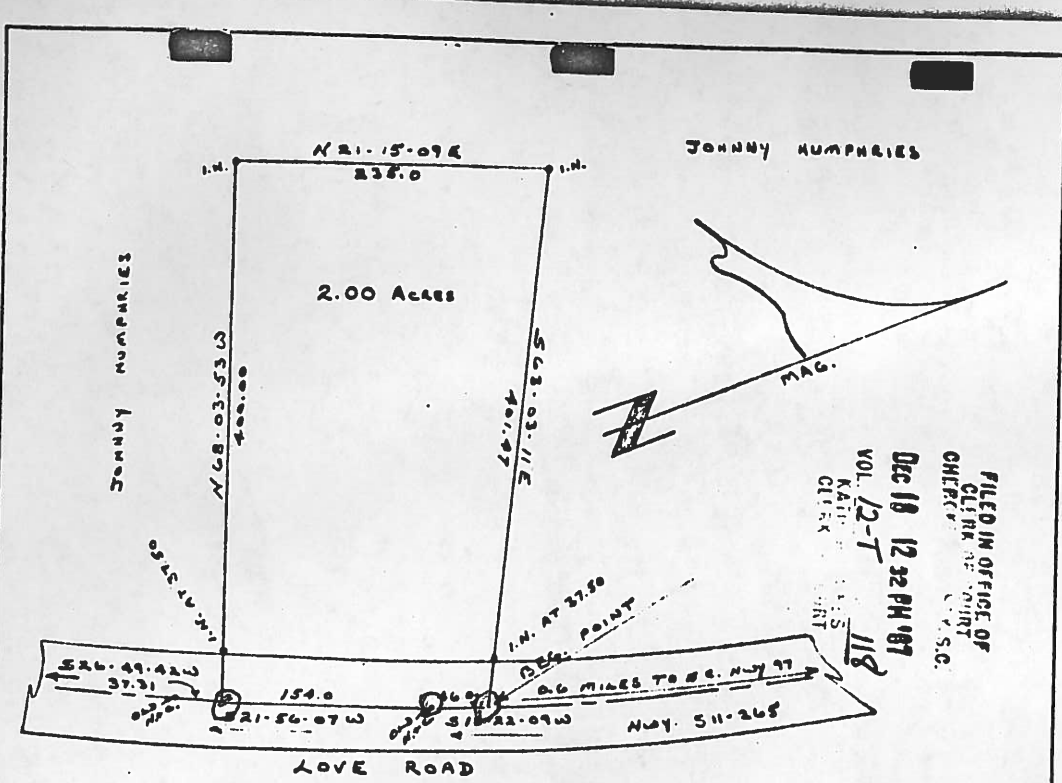
This being the same property conveyed to Tim Patterson by Deed of Brandy W. McBee, Clerk of Court, dated October 22, 2018 and recorded in the Office of the Register of Deeds for Cherokee County, South Carolina in Volume 107 at Page 1007.

Tax Map # 217-00-00-001.004

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, and the grantee's heirs or successors and assigns, forever. And the grantor, does hereby bind itself and its heirs or successors, executors and administrators to warrant and forever defend, all and singular, said premises except as to easements and rights of way thereon unto the grantee and the grantee's heirs or successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

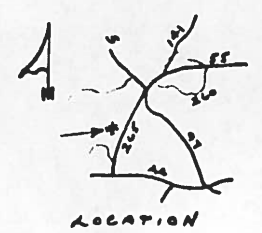
12T-118

Tract 1

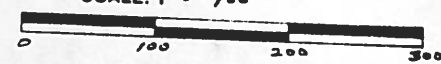


FILED IN OFFICE OF
CLERK OF COURT
CHEROKEE COUNTY, S.C.
Dec 18 12 32 PM '87
VOL. 12-T 118
KATHLEEN B. GENT
CLERK

Property of Michael A. Carroll & Susie B. Carroll
Cherokee County, S. C. December 2, 1987



SCALE: 1" = 100'



On this date a survey was made of the property shown hereon. No encroachments or projections onto the property were found except as shown. The ratio of precision of the field survey is 1/ 10,000. This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described 13 A6T located in a special flood hazard area.

J B Fisher
S.C.R.L.S. 4179
1470 Ebenezer Road
Rock Hill, S.C. 29730

118



Cherokee County, SC

Summary

Parcel Number 217-00-00-001.001
 Tax District County (District 05)
 Location Address 114 HUMPS HILL RD
 Town Code
 Class Code (NOTE: Not Zoning Info) MS-Mobile Home Site
 MV-Market Value
 FUV-Agricultural Use
 MSF-Mobile Home Site Family
 Note multiple classes/buildings on this parcel.
 Acres 34.06
 Description 114 HUMPS HILL RD
 Record Type Residential Agricultural
 Owner Occupied
 Deed Book/Page 4-400
 Plat Book/Page

[View Map](#)

TRACT 2

Owners

SCRUGGS DANA BROOME ETAL
 210 MANNING RD
 SMYRNA SC
 29743

Valuation

Land Market Value \$88,300
 Improvement Market Value \$0
 Total Market Value \$88,300
 Taxable Value \$23,700
 Total Assessment Market \$1,230

Building Information

Building Type	R	Total Heated SF	1216
Year Built		Basement Total SF	0
Stories	1 Story	Basement Finish SF	0
Pool	No	Porches/Decks/Stoops Total SF	0
Exterior Finish		Garage SF	0

Mobile Homes

Owner	Property Addr	Year Built	Market Value	Color	Length x Width	Make	Decal	Serial Number	Permit Number
SCRUGGS DANA PO BOX 108 BLACKSBURG SC	108 HUMPS HILL RD	1999	\$15,900	PEARL/GREEN	076 x 016	LAMAR SENATOR	11	530981709	Y

1 Building(s) on Parcel -- Details only available for first building shown, if applicable.

Sales

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
01/19/2007	\$5	4 / 400	0000 / 0000	HUMPHRIES TERESA GAIL B	SCRUGGS DANA BROOME ETAL	N	Family
07/31/2000	\$5	0080 / 0314	/	SCRUGGS DANA BROOME ETAL	BYARS TERESA GAIL	N	Family
07/07/2000	\$5	0079 / 0065	/	HUMPHRIES TERESA G	HUMPHRIES TERESA B LIFE EST	N	Family
12/31/1992	\$5	13W / 831	/	HUMPHRIES JOHNNY H	HUMPHRIES TERESA B	N	Family

Register of Deeds

[Click here to view the Register of Deeds website.](#)

No data available for the following modules: Lot Size Information (Dimensions in Feet).

TM # 217-00-001.001

DB 4-400

Tract 2

South Carolina Land records

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Search
Documents From: 01/03/1995 To: 10/09/2020

Search Type:

*Book/Volume:

Page:

From To

Recorded Date:

From

To

Search Results Per Page

Place your cursor on the buttons below and a description of what each button is used for will appear.
[Back to the search page](#)

[Printing Instructions](#)



[Back to the previous page](#)

TITLE TO REAL ESTATE
NO TITLE OPINION GIVEN

STATE OF SOUTH CAROLINA
COUNTY OF CHEROKEE

KNOW ALL MEN BY THESE PRESENTS, that
in consideration of

Teresa Gail Byars n/k/a Teresa Gail Humphries,

Five and no/100ths (\$5.00) 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

Dana Broome Scruggs, Johnnie Latanya Humphries and Melissa Gail Broome Dixon,
their heirs and assigns:

ALL that certain piece, parcel or tract of land lying, being and situate in the State of South Carolina, County of Cherokee, Township of Cherokee, containing 48.83 acres, more or less as shown on plat of property of Bernice J. Ray and Roy Rabun, dated May 3, 1971, made by E.L. Faires, N.C.R.L.S #507, and John R. Yarbrough, S.C.R.L.S. #4192, and being further described as follows:

BEGINNING at a point in the center of Love Road, corner of tract containing 61.30 acres, more or less, deeded to William A. Love by Bernice Rabun, et al, by deed recorded in Deed Book 8-I, Page 463, and running thence with southerly line of said 61.30 acre tract as follows: (1) S. 87-39-30 W. passing an iron stake at a distance of 42.57 feet from the place of beginning, a total distance of 453.56 feet to point; (2) 85-28

200700000392

Filed for Record in
CHEROKEE COUNTY, SC

BRANDY W MCBEE

01-19-2007 At 01:47 PM

DEED 10.00

OR Volume 4 Page 400 - 400

W. 449.02 feet to an iron; (3) S. 36-46 W. 471.30 feet to an iron; (4) S. 55-33 W. 459.37 feet to an iron; and (5) S. 79-17 W. 223.87 feet to a point on line of McGILL, now or formerly; thence with line of McGill as follows: (1) S. 44-26-20 E. 242.76 feet to post oak; (2) S. 48-23-00 W. 186.84 feet to red oak; (3) S. 44-24-20 E. 1500.17 feet to a point in the center line of Love Road; passing an iron stake by the side of the road at a distance of 35.93 feet from the center of the road; thence with the center of Love Road as follows: (1) N. 32-47-21 E. 514.06 feet to a point; (2) N. 30-57-40 E. 226.44 feet to a point; (3) N. 22-53-20 E. 191.21 feet to a point; (4) N. 13-26-00 E. 284.25 feet to a point; (5) N. 4-08-20 E. 490.69 feet to a point; (6) N. 6-35-20 E. 280.49 feet to a point; (7) N. 19-487-40 E. 242.19 feet to a point; and (8) N. 33-37-00 E. 30.81 feet to a point or place of beginning.

For derivation see deed recorded in the office of the Clerk of Court for Cherokee County, South Carolina in Deed Book 80, at Page 314.

Mailing Address:

PO BOX 51
Smymrna SC 29743

T.M.N.:

Tract 2
217-00-00-001.001
DB 4
P. 400

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, executors and assigns, forever. And, the grantor(s) do(es) 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 and against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to any public utility, streets or highway rights of way and/or easements and restrictions.

WITNESS the grantor(s)'s hand(s) and seal(s) this

day of

SIGNED, sealed and delivered in the presence of:

Genny Ruppe
Clare Eiler

Teresa Gail Byars n/k/a
Teresa Gail Byars

Teresa Gail Humphries
Teresa Gail Humphries

STATE OF SOUTH CAROLINA
COUNTY OF CHEROKEE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 19th day of January 2007

**Summary**

Parcel Number 217-00-00-001.005
 Tax District County (District 05)
 Location Address 212 MANNING RD
 Town Code
 Class Code (NOTE: Not Zoning Info) RI-Residential Improved
 Acres 2.02
 Description 212 MANNING RD
 Record Type Residential
 Owner Occupied
 Deed Book/Page 119-1231 ✓
 Plat Book/Page 12W-814

[View Map](#)

Owners

COOK ALYIAH
 398 MOSS CROSSING
 BLACKSBURG SC
 29702

Track 3

Valuation

Land Market Value \$11,000
 Improvement Market Value \$8,300
 Total Market Value \$19,300
 Taxable Value \$19,300
 Total Assessment Market \$770

Building Information

Building Type R
 Year Built
 Stories 1 Story
 Pool No
 Exterior Finish

Total Heated SF 840
 Basement Total SF 0
 Basement Finish SF 0
 Porches/Decks/Stoops Total SF 0
 Garage SF 0

Sales

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
01/15/2020	\$5	119 / 1231	12W / 814	HOLLINS ROBERT AUDREY	COOK ALYIAH	N	Family

Register of Deeds

[Click here to view the Register of Deeds website.](#)

No data available for the following modules: Mobile Homes, Lot Size Information (Dimensions in Feet).

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[Version 2.3.88](#)

Instrument
202000000393

Volume Page
119 1231

Prepared by and when
Recorded, return to:
GREGORY H. PATTERSON, L.L.C.

217.00-00-001.005

DB 119
p. 1231

202000000393 EXEMPT
Filed for Record in
CHEROKEE COUNTY, SC
PHYLLIS COYLE, REGISTER OF DEEDS
01-17-2020 At 12:19 pm.
DEED 15.00
Volume 119 Page 1231 - 1234

State of South Carolina

) NO OPINION GIVEN

) TITLE TO REAL ESTATE

County of Cherokee

)

KNOW ALL MEN BY THESE PRESENTS, that ROBERT AUDREY HOLLINS, (hereinafter called "Grantor"), in consideration of Five and 00/100 Dollars (\$5.00), to the Grantor in hand paid at and before the sealing of these presents, by ALYIAH COOK, (hereinafter called "Grantee") 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

Alyiah Cook

Her heirs and assigns forever:

Tract 3

ALL that certain piece, parcel or lot of land lying being and situate in the State of South Carolina, County of Cherokee in Cherokee Township, on the Northwest side of S-11 265 Highway, and having the courses and distances as shown on plat of J.B Fisher, SCRLS # 4179, dated August 2, 1988 for Robert A. Rollins and being recorded in the Office of the Clerk of Court for Cherokee County in Deed Book 12-W at page 814, being more fully described as follows: BEGINNING in the center of S11-265 highway approximately .45 mile Southwest of the intersection of S11-265, S11-97 and S11-5 and running S 79-40-13 W 295.5 feet to i.n.; thence N 10-19-47 W 270 feet to i.n; thence N 82-16-06 E 390.86 feet to center of S11-265; thence along and with said highway R = 562.957, 160.53 feet; S 5-27-30 W 110.23 feet to the beginning point and containing 2.07 acres.

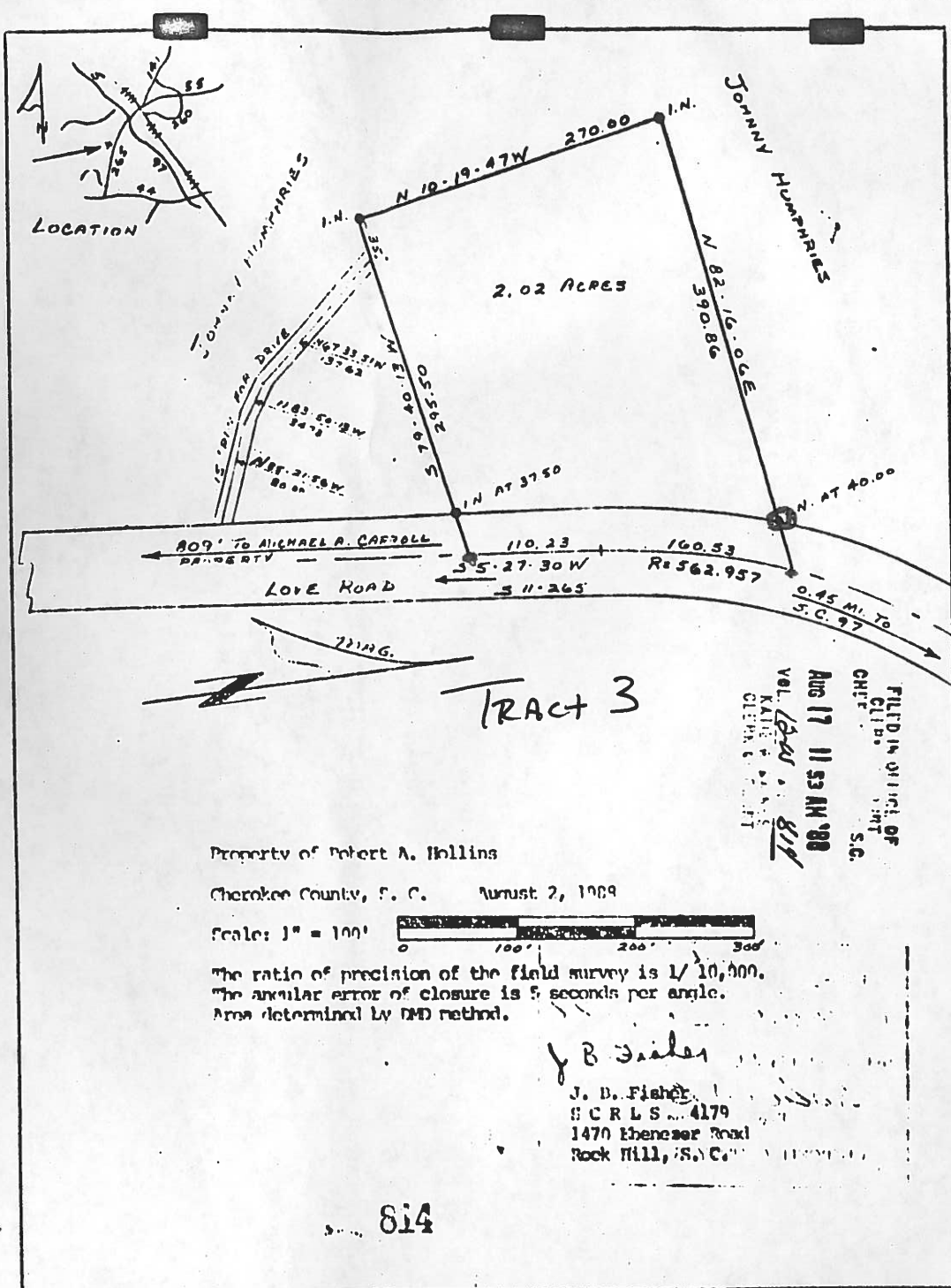
ALSO: A right-of-way 15 feet wide, (7.5 ft. each side) for purpose of Ingress and egress as follows: BEIGNNING on right-of-way of S11-265; thence N 85-21-56 W. 80 feet; thence N 83-50-13 W 34.78 feet; thence N 67-33-51 W 137.62 feet to tract of land described above.

This being the property conveyed to Robert Audrey Hollins by deed Johnny H. Humphries and Gayle Byars Brooms recorded August 17 1988 in the Register of Deeds for Cherokee County, South Carolina in Volume 12-W, at Page 815.

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.

Property Address: 212 Minning Road
Smyrna, SC 29743

Grantee's Address: 398 Moss Crossing
Blacksburg, SC 29702



DB 12W
P. 814

217-00-00-001.005

okee County, SC

001.015
istrict 05)
NG RD

ntial Improved Owner Occupied

NG RD

TRACT 4

Total Heated SF	1344
Basement Total SF	0
Basement Finish SF	0
Porches/Decks/Stoops Total SF	0
Garage SF	0

Market Value	Color	Length x Width	Make	Decal	Serial Number	Permit Number
\$23,000	TAUP/RED	048 x 028	OAKWOOD		HONC03534065AB	

(s) on Parcel -- Details only available for first building shown, if applicable.

Information (Dimensions in Feet), Sales.

data from a working file which is updated continuously. Information is believed warranty, expressed or implied, is provided for the data herein, or its use.

okee County, SC

001.015
istrict 05)
ING RD

ntial Improved Owner Occupied

ING RD

TRACT 4

Total Heated SF	1344
Basement Total SF	0
Basement Finish SF	0
Porches/Decks/Stoops Total SF	0
Garage SF	0

Market Value	Color	Length x Width	Make	Decal	Serial Number	Permit Number
\$23,000	TAUP/RED	048 x 028	OAKWOOD		HONC03534065AB	

(s) on Parcel -- Details only available for first building shown, if applicable.

Information (Dimensions in Feet), Sales.

data from a working file which is updated continuously. Information is believed warranty, expressed or implied, is provided for the data herein, or its use.

okee County, SC

001.015
istrict 05)
NG RD
ntial Improved Owner Occupied
NG RD

TRACT 4

Total Heated SF	1344
Basement Total SF	0
Basement Finish SF	0
Porches/Decks/Stoops Total SF	0
Garage SF	0

Market Value	Color	Length x Width	Make	Decal	Serial Number	Permit Number
\$23,000	TAUP/RED	048 x 028	OAKWOOD		HONC03534065AB	

) on Parcel -- Details only available for first building shown, if applicable.

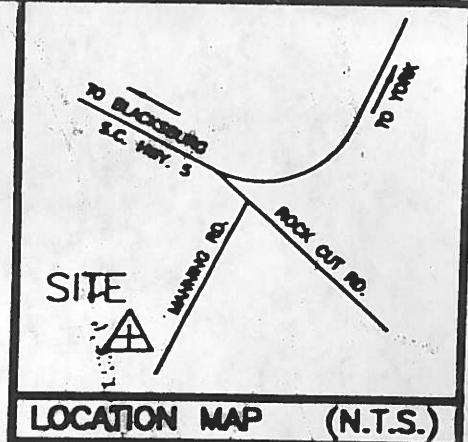
nformation (Dimensions in Feet), Sales.

ata from a working file which is updated continuously. Information is believed
arranty, expressed or implied, is provided for the data herein, or its use.

LEGEND
- IRON OLD
- IRON NEW
- POINT
- COPIED MEASUREMENT

TERESA GAIL B. HUMPHRIES
D.B. 80 PAGE 314

NOW OR FORMERLY
TERESA GAIL B. HUMPHRIES
D.B. 80 PAGE 314



Inst. # 00006646
Plat Doc#
Filed and Recorded
08/31/2001 01:53P
KATIE W. BAINES
Clerk of Court

NOW OR FORMERLY
TERESA GAIL B. HUMPHRIES
D.B. 80 PAGE 314

NOW OR FORMERLY
ROBERT A. HOLLINS
D.B. 12, W PAGE 814-815



6646 Bk: C41 Pg: 6B

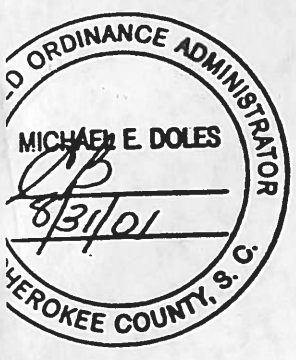
217-00-00-001.015

TRACT 4

CALLS FOR WELL EASEMENT		
Course	Bearing	Distance
L1	S 79°39'39" W	20.00'
L2	N 10°19'02" W	58.74'
L3	N 79°40'58" E	20.00'
L4	S 10°19'02" E	58.74'

NOTES:

- 1- THERE IS NO TITLE OPINION GIVEN BY THE SURVEYOR.
- 2- THE SURVEY SHOWN HEREON REFLECTS THE RECORDED REFERENCES AS NOTED.
- 3- AREA SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT OF RECORD.
- 4- ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.



SURVEY FOR: KEVIN & MISSY DIXON

BEING A PORTION OF THE PROPERTY AS SHOWN ON A PLAT FOR TERESA GAIL B. HUMPHRIES
BY MIKE W. BYARS & ASSOCIATES DATED MARCH 6, 2001.

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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Kevin Thornton
S.C. REGISTERED LAND SURVEYOR NO. 20469

COUNTY: CHEROKEE BLOCK MAP SHEET: 217-00-00 PAR: P/O 1.1 STATE: SOUTH CAROLINA

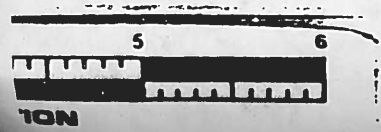
DATE: JUNE 29, 2001 LOCATION: ± 0.8 MILES S.W. OF KINGS CREEK FILE NAME: DIXON

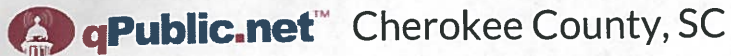
FIELD BY: K. THORNTON
DRAWN BY: K. THORNTON
GRAPHIC SCALE: 1"=60'

SURVEYED BY: THORNTON LAND SURVEYING
102 REDWOOD DRIVE
GAFFNEY, SC 29341
PH. (864) 488-3078

MEMBER OF S.C. SOCIETY OF PROFESSIONAL LAND SURVEYORS
SEAL

6/30/01
Kevin Thornton





Summary

Parcel Number	216-00-00-011.000
Tax District	County (District 05)
Location Address	YORK RD
Town Code	
Class Code (NOTE: Not Zoning Info)	MV-Market Value FUV-Agricultural Use <i>Note multiple classes/buildings on this parcel.</i>
Acres	228.47
Description	YORK:WHISONANT:WALKER:MANNING
Record Type	Agricultural
Owner Occupied	
Deed Book/Page	27-2389 ✓
Plat Book/Page	27-2388 ✓

[View Map](#)

Tract 5

Owners

[LOVE WILLIAM A](#)
137 KINGS CREEK DR
BLACKSBURG S.C.
29702

Valuation

Land Market Value	\$480,500
Improvement Market Value	\$0
Total Market Value	\$480,500
Taxable Value	\$19,760
Total Assessment Market	\$790

Sales

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
06/04/2009	\$60,330	27 / 2389	2700 / 2388	MCGILL FAMILY PARTNERSHIP 20.1	LOVE WILLIAM A	N	Does Not Match

Register of Deeds

[Click here to view the Register of Deeds website.](#)

No data available for the following modules: Building Information, Mobile Homes, Lot Size Information (Dimensions in Feet).

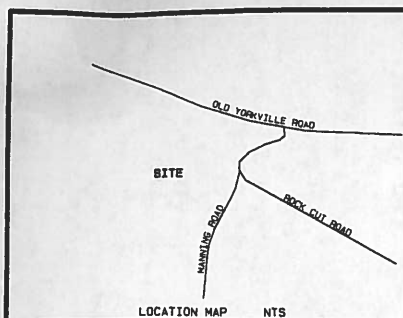
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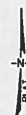
Developed by
 Schneider
GEOSPATIAL

[Last Data Upload: 10/2/2020 6:12:51 PM](#)

[Version 2.3.88](#)



TRACT 5



McGILL FAMILY PARTNERSHIP
197-00-00-003-002

KINGS CREEK

20.11 ACRES

LINE	BEARING	DISTANCE
L1	N03°50'57"E	92.39'
L2	N12°14'54"W	50.26'
L3	N30°45'43"W	75.25'
L4	N16°29'38"W	87.51'
L5	N00°37'49"E	85.43'
L6	N18°54'37"E	45.02'
L7	N05°07'01"E	69.59'
L8	N32°00'10"W	47.64'
L9	N76°24'05"W	20.89'
L10	N35°47'04"W	65.17'
L11	N24°14'31"W	50.58'
L12	N05°33'57"E	47.55'
L13	N54°03'08"E	36.83'
L14	N79°31'19"E	55.83'
L15	N74°34'44"E	114.79'
L16	N65°24'48"E	257.71'
L17	N35°55'58"E	92.89'
L18	N25°07'50"E	112.31'
L19	N58°03'43"E	74.31'
L20	N72°20'39"E	39.88'
L21	S54°39'44"E	104.84'
L22	S52°25'23"E	106.92'
L23	N69°03'35"E	126.06'

200900002825
Filed for Record in
CHEROKEE COUNTY, SC
SHAWNT M REBEL
04-04-2009 AC 03144
PLAT XLARGE 40.00
OR Volume 27 Page 2388 - 2388



NOTE
THIS PARCEL SHALL BECOME PART OF TAX PARCEL 218-00-00-011-000

NOTE
PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIONS, UNDER
GROUND UTILITIES SHOWN OR NOT SHOWN, AND RIGHT OF WAYS
OF RECORD AND NOT OF RECORD.
NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE
PURPOSES ONLY, NOT FOR DETERMINING TITLE.
THERE IS NO OPINION OF TITLE GIVEN BY THE SURVEYOR.
PROPERTY SUBJECT TO WETLANDS AND LOW LYING AREA IF ANY.

SURVEYED AT THE REQUEST OF:

WILLIAM A. LOVE

I CERTIFY 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.

LOCATED 0.5 MILES WEST OF KINGS CREEK

CHEROKEE COUNTY, SOUTH CAROLINA

DATE

JUNE 11, 2007

REFERENCE

BILLLOVE2

GRAPHIC SCALE

1"=100'



MIKE W. BYARS & ASSOCIATES

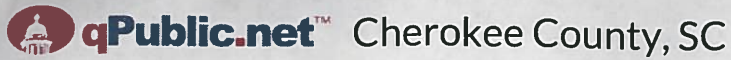
117 MICHAEL JAMES ROAD

GAFFNEY, SOUTH CAROLINA

PHONE 864-487-4236



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SURVEYOR. THIS BEING AN ADDENDUM, THIS DOCUMENT IS NOT VALID WITHOUT
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RETRACEMENT PURPOSES ONLY.)



Summary

Parcel Number	217-00-00-021.000
Tax District	County (District 05)
Location Address	184 MANNING RD
Town Code	
Class Code (NOTE: Not Zoning Info)	RIO-Residential Improved Owner Occupied
Acres	1.38
Description	184 MANNING RD
Record Type	Residential
Owner Occupied	Y
Deed Book/Page	103-75
Plat Book/Page	C37-9B ✓

[View Map](#)

Owners

[LOVE ROBERT W.](#)
184 MANNING RD
SMYRNA SC
29743

TRACT 6

Valuation

Land Market Value	\$9,100
Improvement Market Value	\$157,200
Total Market Value	\$166,300
Taxable Value	\$166,300
Total Assessment Market	\$6,650

Building Information

Building Type	R
Year Built	
Stories	1.5 Finished
Pool	No
Exterior Finish	Common Brick

Total Heated SF	2084
Basement Total SF	0
Basement Finish SF	0
Porches/Decks/Stoops Total SF	636
Garage SF	0

Sales

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
07/16/2001	\$5	103 / 75	C37 / 9B	WILLIAM A LOVE	LOVE ROBERT W.	N	Family

Register of Deeds

[Click here to view the Register of Deeds website.](#)

No data available for the following modules: Mobile Homes, Lot Size Information (Dimensions in Feet).

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[Version 2.3.88](#)

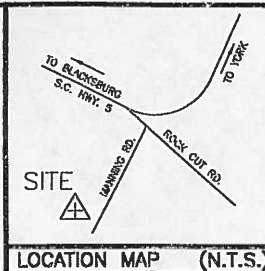
C 37
P. 9B

217-00-00-021

TRACT 6

LEGEND

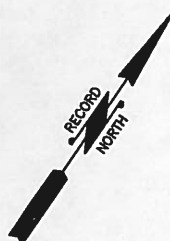
I.O. - IRON OLD
I.N. - IRON NEW
PT. - POINT
() - COPIED MEASUREMENT



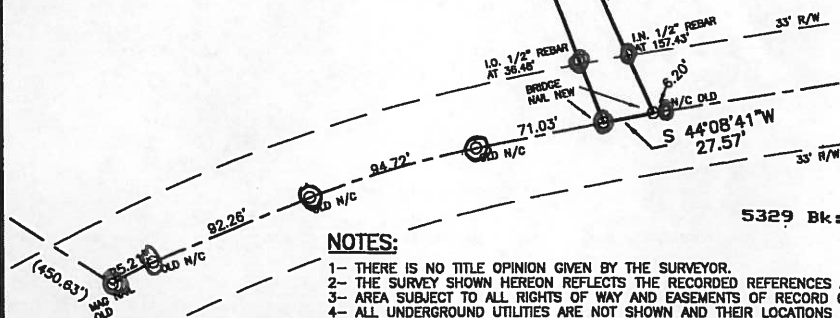
NOW OR FORMERLY
WILLIAM LOVE

1.38 AC.
SUBJECT TO ROAD R/W

NOW OR FORMERLY
WILLIAM LOVE



Inst. # 000005329
Plat Doc#
Filed and Recorded
07/17/2001 12:08P
KATIE W. BAINES
Clerk of Court



5329 Bk: C37 Pg: 9B

NOTES:

- 1- THERE IS NO TITLE OPINION GIVEN BY THE SURVEYOR.
- 2- THE SURVEY SHOWN HEREON REFLECTS THE RECORDED REFERENCES AS NOTED.
- 3- AREA SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT OF RECORD.
- 4- ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

SURVEY FOR:

ROBERT W. LOVE

BEING A PORTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK 9,E PAGE 410.

"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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

MEMBER OF S.C. SOCIETY OF
PROFESSIONAL LAND SURVEYORS

SEAL



COUNTY: CHEROKEE		BLOCK MAP SHEET: 217-00-00PAR: P/O 11		STATE: SOUTH CAROLINA	
DATE: JUNE 29, 2001		LOCATION: ± 0.8 MILES S.W. OF KINGS CREEK		FILE NAME: DIXON	
FIELD BY: K. THORNTON		GRAPHIC SCALE: 1"=80'			
DRAWN BY: K. THORNTON		SURVEYED BY: THORNTON LAND SURVEYING			
PH.(864)488-3078		102 REDWOOD DRIVE CAFFEY, SC 29341			





Summary

Parcel Number	217-00-00-001.012
Tax District	County (District 05)
Location Address	MANNING RD
Town Code	
Class Code (NOTE: Not Zoning Info)	MS-Mobile Home Site MV-Market Value FUV-Agricultural Use Note multiple classes/buildings on this parcel.
Acres	25.83
Description	MANNING RD: ROCK CUT RD
Record Type	Agricultural
Owner Occupied	
Deed Book/Page	15W-73
Plat Book/Page	B93-10

[View Map](#)

TRACT 7

Owners

SATTERFIELD ALVIN J JR & TRACY
168 HWY 274
CLOVER SC
29710

Valuation

Land Market Value	\$80,000
Improvement Market Value	\$0
Total Market Value	\$80,000
Taxable Value	\$10,960
Total Assessment Market	\$600

Building Information

Building Type	R	Total Heated SF	432
Year Built		Basement Total SF	0
Stories	1 Story	Basement Finish SF	0
Pool	No	Porches/Decks/Stoops Total SF	0
Exterior Finish		Garage SF	0

Mobile Homes

Owner	Property Addr	Year Built	Market Value	Color	Length x Width	Make	Decal	Serial Number	Permit Number
MARTIN OLIN D 1097 CALDWELL ROAD BLACKSBURG SC	153 MANNING RD	1977	\$4,400	CREAM/WHITE	036 x 012	CONNER		CHN412N2IKCM14868	

1 Building(s) on Parcel -- Details only available for first building shown, if applicable.

Sales

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
01/09/1997	\$29,288	15W / 73	/	GERDER PHILLIPS ETAL	SATTERFIELD ALVIN J JR & TRACY	N	Does Not Match

Register of Deeds

[Click here to view the Register of Deeds website.](#)

No data available for the following modules: Lot Size Information (Dimensions in Feet).

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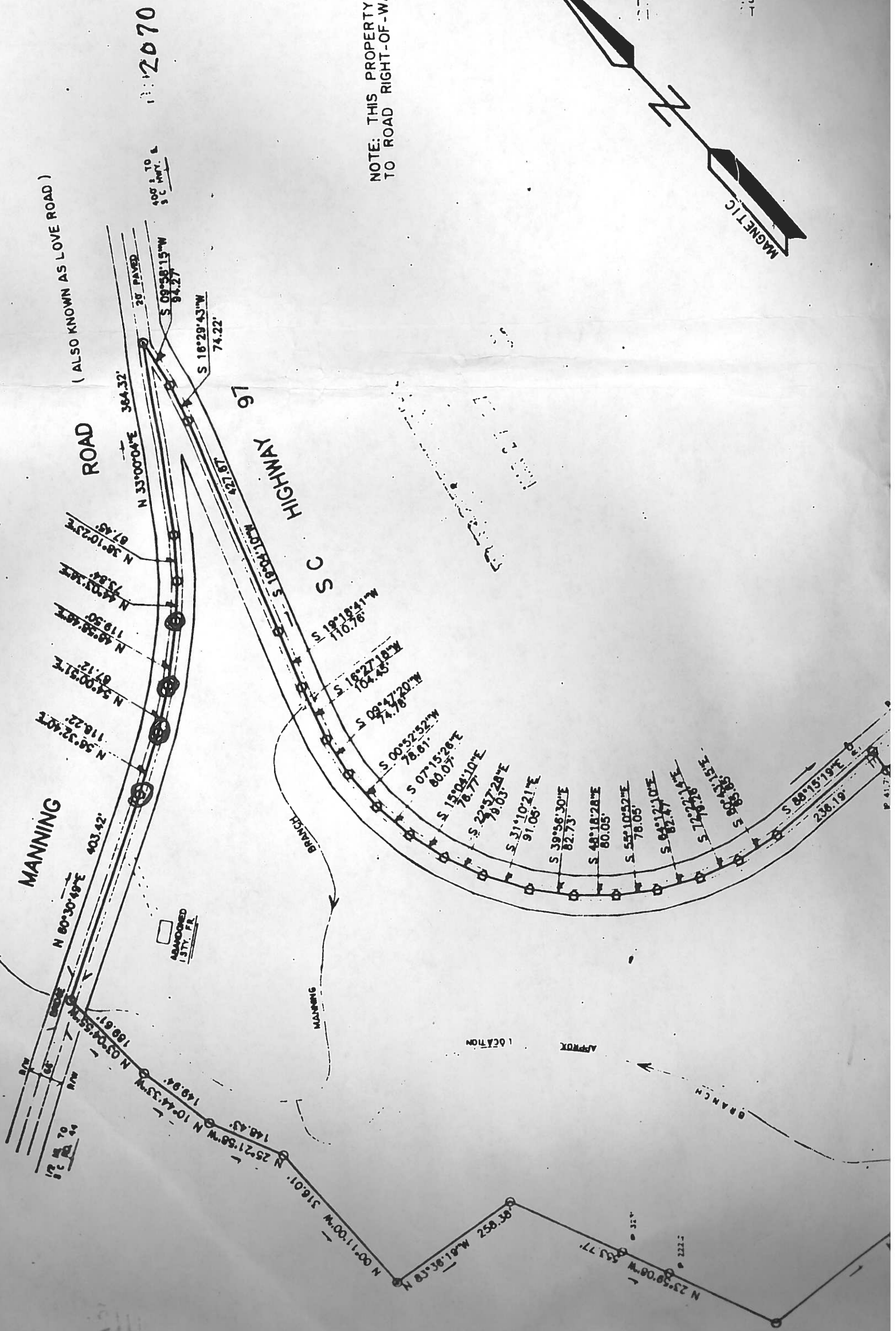
Version 2.3.88

NOTE: ALL PINS ARE 1/2" REBARS;
NAILS & CAPS IN & ROADS.

217-00-00-001.012

PB 93
p.10

TRACT 7



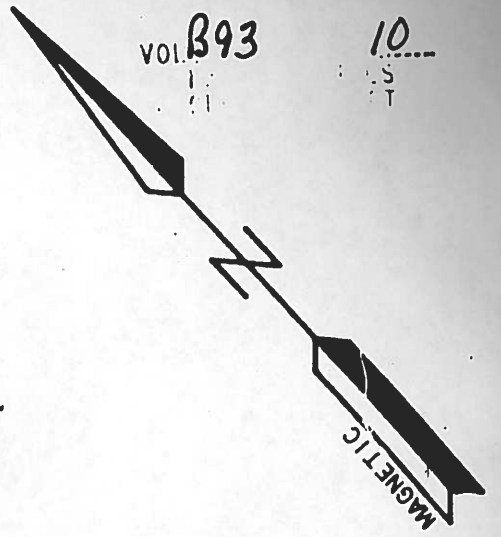
NOTE: THIS PROPERTY IS SUBJECT
TO ROAD RIGHT-OF-WAY.

FILED IN OFFICE OF
CLERK OF COURT
CHEROKEE COUNTY, S.C.

MAR 21 2 20 PM '97

VOL. B93

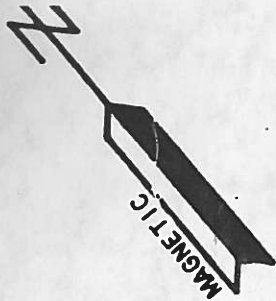
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ST



NOTE: TH
TO ROAD

217-00-00-001.012

Tract 7
PB 93
P.10

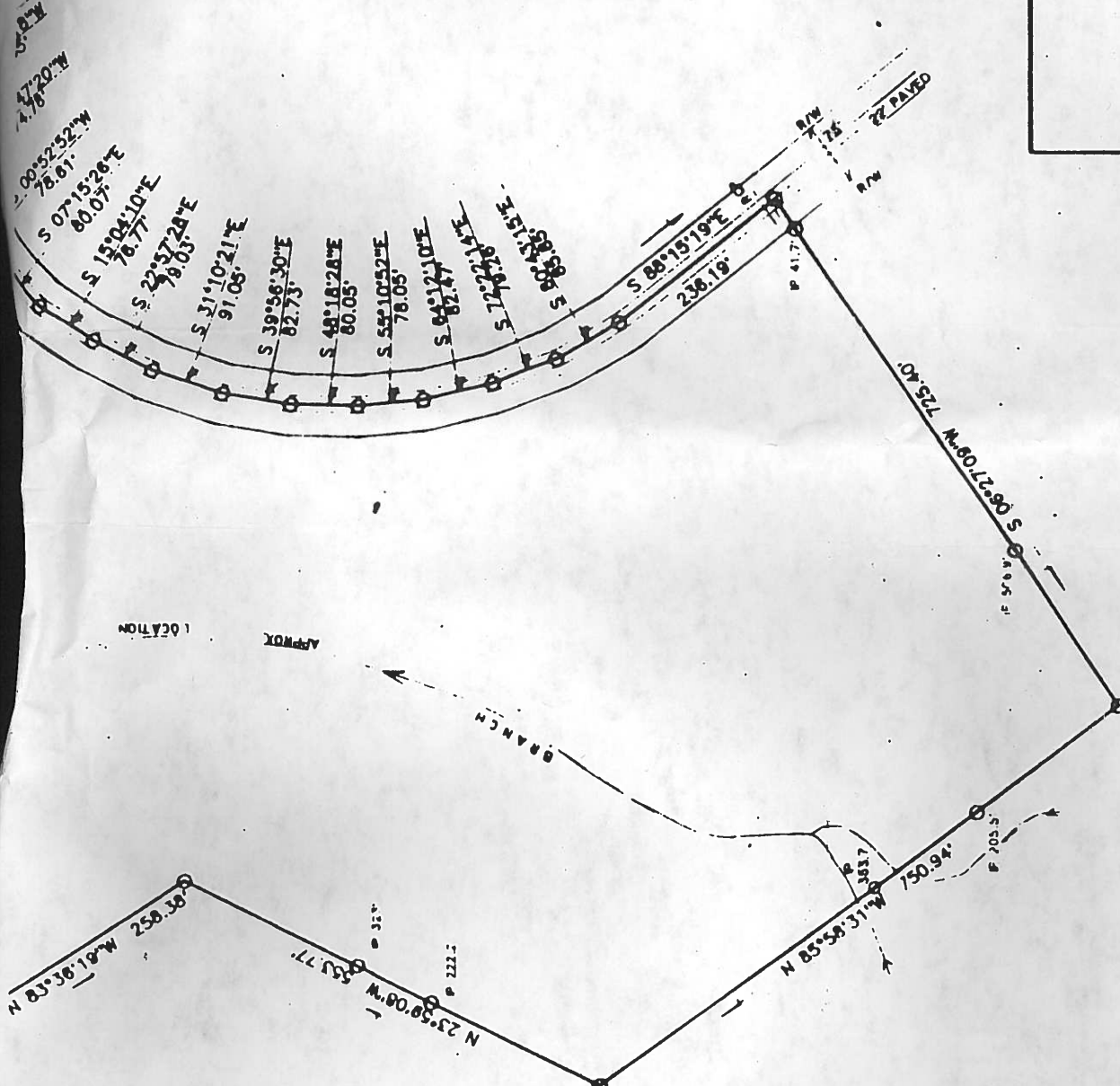


TOTAL

ALVIN J. SATTERFIELD, JR.

LOCATION: SMYRNA COMMUNITY	STATE: SC	DRAWN BY: Y. RAVAN	FIELD BY: A. FRANK
COUNTY: CHEROKEE	DEED BOOK REF.: 10 Z .p. 239	PLAT BOOK REF.: 7 V .p. 145	
CO. BLK. REF.: P/O 217-00-001.0	DATE: MARCH 28, 1995	SCALE: 0 200 400 600	

JAMES V. GREGORY LAND SURVEYING
P.O. BOX 188, CAMPOBELLO, SC 29922



N/F GERDES, BLACKMAN ET AL

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF,
THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
THE SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH
CAROLINA AND MEETS THE REQUIREMENTS FOR A CLASS C SURVEY AS
STATED IN THE MANUAL.



BUSINESS RECORDS CORPORATION



Cherokee County, SC

Check DB 89
p. 165

Summary

Parcel Number	217-00-00-001.400
Tax District	County (District 05)
Location Address	MANNING RD
Town Code	
Class Code (NOTE: Not Zoning Info)	OF-Ag Land sold waiting for reapplication
Acres	15.29
Description	MANNING RD LT#7
Record Type	Residential
Owner Occupied	
Deed Book/Page	113-796 ✓
Plat Book/Page	C19-3 ✓

[View Map](#)

Owners

JG BLACKMON LLC
1650 MARYLAND AVE
CHARLOTTE NC
28209

Tract 8

Valuation

Land Market Value	\$48,900
Improvement Market Value	\$0
Total Market Value	\$48,900
Taxable Value	\$48,900
Total Assessment Market	\$2,930

Sales

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
05/20/2019	\$0	113 / 796	C19 / 3	BLACKMON J G	JG BLACKMON LLC	N	Other
11/20/2014	\$66,105	73 / 220	C19 / 3	BLACKMON J B	LOVE WILLIAM A & ELAINE G	Y	
12/07/2000	\$5	89 / 165	C19 / 3	BLACKMON J G ETAL	BLACKMON J B	N	Family

Register of Deeds

[Click here to view the Register of Deeds website.](#)

No data available for the following modules: Building Information, Mobile Homes, Lot Size Information (Dimensions in Feet).

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DB 113
p. 799EXHIBIT ALEGAL DESCRIPTION OF PROPERTY

Tract 8

Parcel Two: Beginning at a point in the center of Manning Road, marked by a one half inch rebar, said point being the northwest corner of that certain 24.78 acre tract conveyed by the Grantors herein to Steve M. Leagon and Linda F. Leagon by Deed recorded in the Cherokee County Public Registry and running thence with the center line of Manning Road 12 courses and distances as follows: (1) N 5-57-16 E 78.50 feet to a point; (2) N 11-22-57 E 73.47 feet to a point; (3) N 16-43-04 E 96.02 feet to a point; (4) N 21-02-27 E 96.48 feet to a point; (5) N 26-12-21 E 96.52 feet to a point; (6) N 32-21-31 E 92.26 feet to a point; (7) N 38-34-16 E 94.70 feet to a point; (8) N 43-57-50 E 104.81 feet to a point; (9) N 50-32-20 E 87.12 feet to a point; (10) N 55-58-00 E 96.26 feet to a point; (11) N 59-25-56 E 80.77 feet to a point; (12) N 60-29-03 E 166.83 feet to a point in the center of a bridge over a branch, the NW corner of that certain tract of land conveyed by the Grantors herein to Alvin J. Satterfield, Jr. by Deed recorded in the Cherokee County Public Registry; thence running with the boundary line of Satterfield (now or formerly) six courses and distances as follows: (1) S 03-04-55 E 189.61 feet to a point; (2) S 10-44-33 E 149.94 feet to a point; (3) S 25-21-58 E 148.43 feet to a point; (4) S 00-11-00 E 316.01 feet to a point; (5) S 83-36-19 E 258.38 feet to a point; (6) S 23-59-08 E 438.77 feet to a point on the line of Steve M. Leagon (now or formerly); thence with the said Leagon line N 74-22-52 W 1254.67 feet to the point or place of beginning, the same containing 15.285 acres according to plat of survey by James V. Gregory, PLS dated September 1, 1998.

The above parcel being a portion the same property conveyed by conveyed by J.G. Blackmon, M.L. Davis, Phillip E. Gerdes and Lyndell D. Thompson by Title Deed to Real Estate dated December 7,

PB C-19
P. 3

Tract 8

PLAT SILVE M. & LINDA L. LEAGON
BY THIS OFFICE 10-23-1995.
(C-1015)

PLAT ALVIN J. SATTERFIELD, JR.
BY THIS OFFICE 3-28-1995
(C-973)

PLAT ZEB B. STARNES, JR. BY
THIS OFFICE 1-27-1995.
(C-954)

57.891 ACRES

(2)

49.662 ACRES

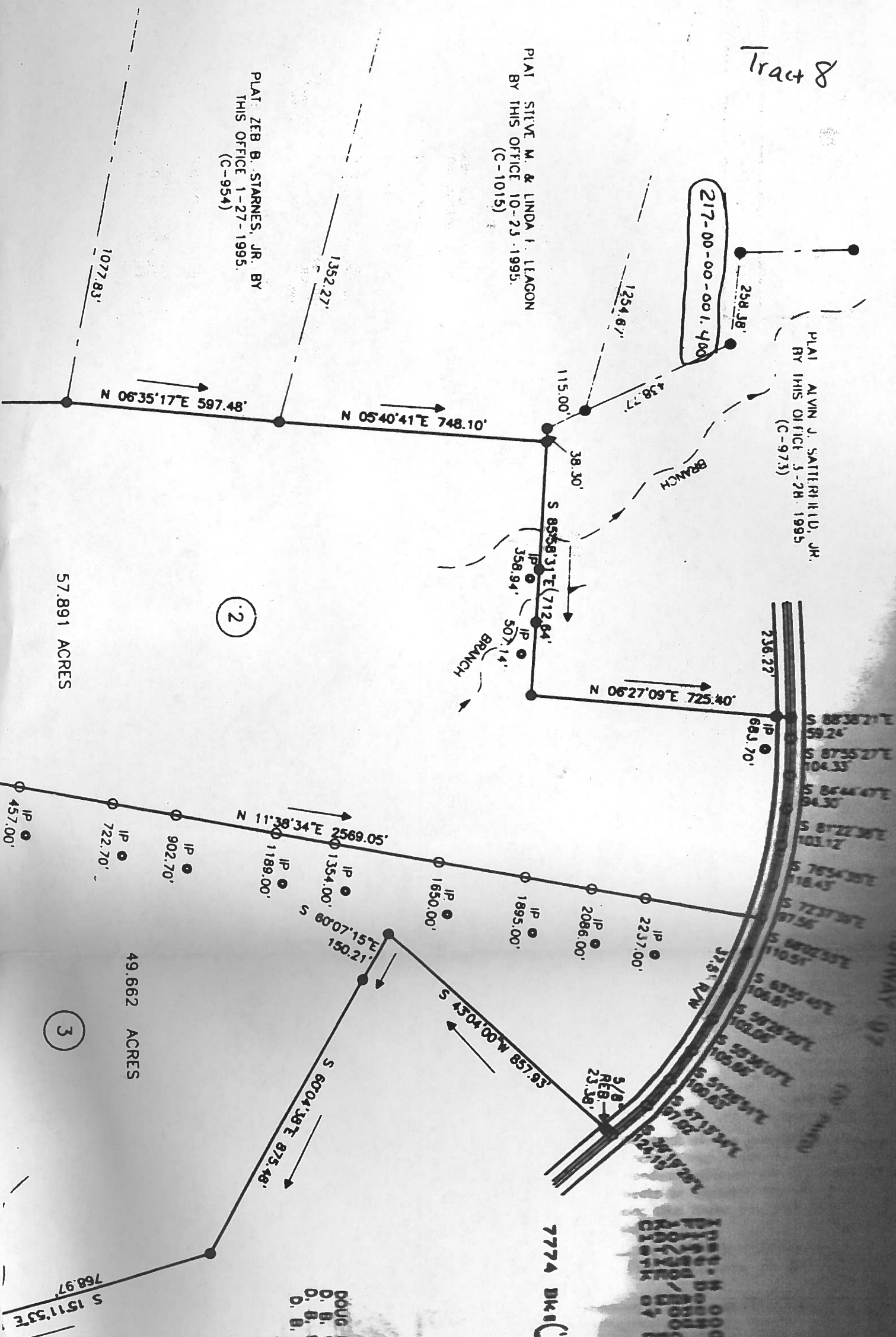
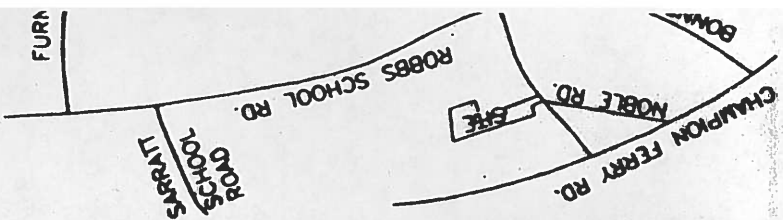
(3)

DOUG FITZGERALD
O. B. 130 P. 791
O. B. 120 P. 973
O. B. 01 P. 66

7774 BK&CA

PLAT B. 000007774
1150-1800
COUNTY OF BOHLEN

Page 3 of 4





Summary

Parcel Number 217-00-00-001.014
Tax District County (District 05)
Location Address 255 MANNING RD
Town Code
Class Code (NOTE: Not Zoning Info) RIO-Residential Improved Owner Occupied
 MV-Market Value
 FUV-Agricultural Use
 Note multiple classes/buildings on this parcel.
Acres 24.78
Description 255 MANNING RD
Record Type Residential Agricultural
Owner Occupied Y
Deed Book/Page 0036-0233
Plat Book/Page B151-6

[View Map](#)

Owners

LEAGON STEVE M & LINDA F
 PO BOX 35
 SMYRNA SC
 29743

Tract 9

Valuation

Land Market Value \$77,000
Improvement Market Value \$34,600
Total Market Value \$111,600
Taxable Value \$45,430
Total Assessment Market \$1,810

Building Information

Building Type	R	Total Heated SF	1647
Year Built		Basement Total SF	0
Stories	1 Story	Basement Finish SF	0
Pool	No	Porches/Decks/Stoops Total SF	0
Exterior Finish		Garage SF	0

Mobile Homes

Owner	Property Addr	Year Built	Market Value	Color	Length x Width	Make	Decal	Serial Number	Permit Number
LEAGON STEVE M & LINDA F	255 MANNING RD		\$34,600		074 x 028	DESTINY	10449	O-54511AB	
PO BOX 35									
SMYRNA SC									

2 Building(s) on Parcel -- Details only available for first building shown, if applicable.

Register of Deeds

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No data available for the following modules: Lot Size Information (Dimensions in Feet), Sales.

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Tract 9

EXHIBIT A MADE A PART HEREOF AND ATTACHED TO
THAT CERTAIN TITLE TO REAL ESTATE FROM
PHILLIP E. GERDES, M.L. DAVIS,
LYNDELL D. THOMPSON AND J.G. BLACKMON
TO STEVE M. LEAGON AND WIFE, LINDA L. LEAGON

All that certain piece, parcel or tract of land lying, being and situated in the County of Cherokee, State of South Carolina, and Smyrna Community, adjoining the lands of the Grantors, Manning Road and more particularly described as follows:

BEGINNING at a point in the center of Manning Road, the northwesterly corner of a certain tract of land conveyed or to be conveyed by Grantors to Zeb B. Starnes, Jr.; and running thence with the center of Manning Road the following 6 courses and distances: (1) N 13-42-37 E 92.35 feet; (2) N 9-03-28 E 99.94 feet to a point; (3) N 5-24-38 E 93.66 feet to a point; (4) N 3-53-32 E 299.46 feet to a point; (5) N 4-08-00 E 174.29 feet to a point; and (6) N 4-44-33 E 55.95 feet to a point in the center of said road; thence leaving said road and running with a new line passing an iron pin in the line at a distance of 63.56 feet S 74-13-12 E 1253.25 feet to a point in the line of Alvin J. Satterfield (now or formerly); thence with 2 lines of the said Satterfield (now or formerly), S 23-47-07 E 115 feet to a point and (2) S 85-44-09 E 38.30 feet to a point; thence a new line with the property of Grantors S 5-55-40 W 747.72 feet to a point, a corner of the Zeb B. Starnes, Jr. tract (now or formerly) thence with the Zeb B. Starnes, Jr. tract (now or formerly) S 73-33-30 W passing an iron pin in said line at a distance of 1306.87 feet) 1352.27 feet to the point or place of beginning the same containing 24.78 acres as shown on plat of survey by James V. Gregory dated October 23, 1995, entitled Steve M. Leagon and Linda F. Leagon; the same being a portion of the property conveyed to the Grantors by deed recorded in volume 10C page 239 of the Clerk of Court of Cherokee, South Carolina.

The same being subject to right-of-way of Manning Road and enforceable easements and restrictions of record, if any.

PB 151
P. 6

217-00-00-001.014

TRACT 9

N/F CERDES, BLACKMAN
ET AL

DEBRY 24 11:20 AM

DATE CT

1756621 1403307 N

GULLY

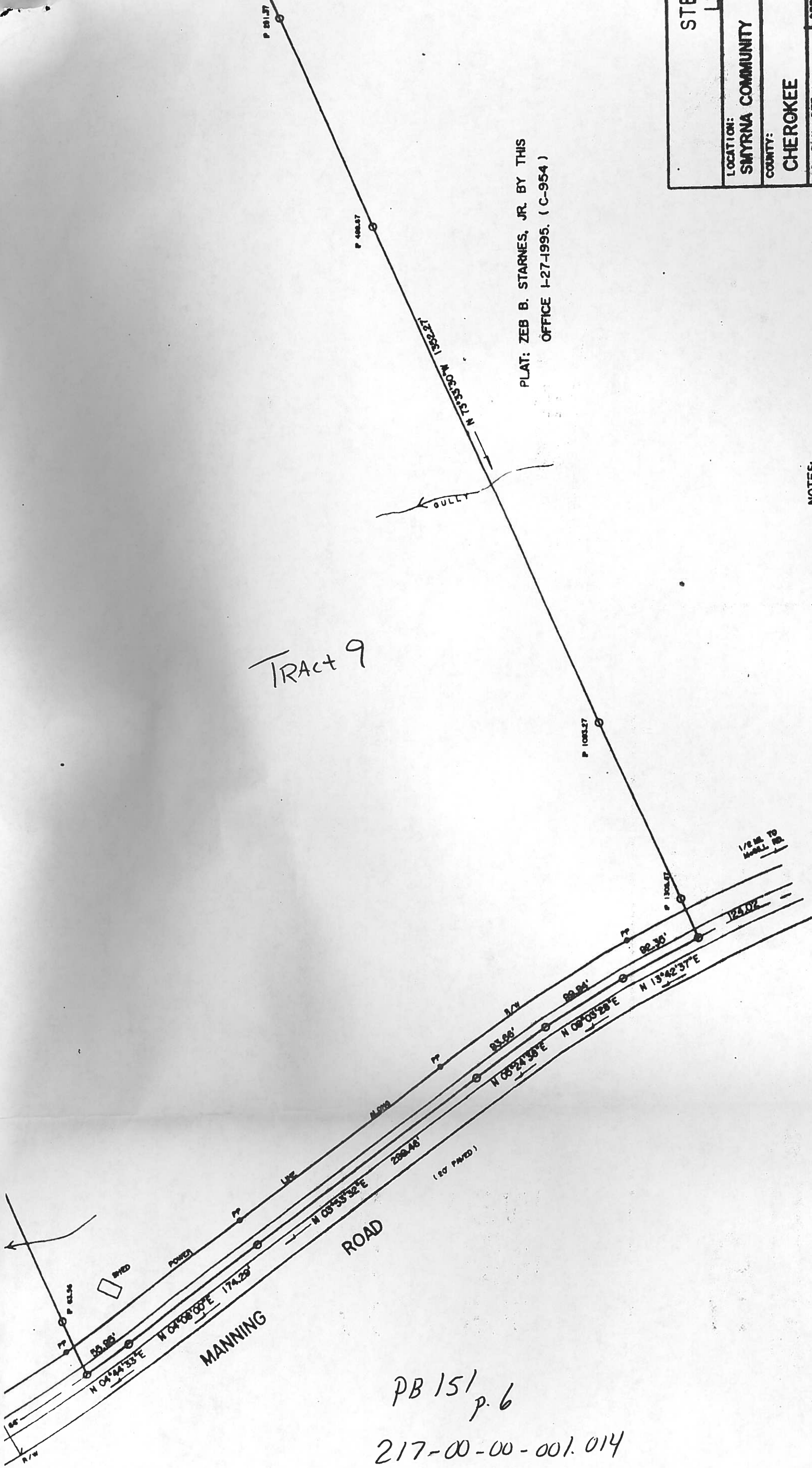
5 7 4 1 3 1 2 3 1 8 3 2 3

12 12 TO 27
1947.

MANNING

ROAD

(20 PAGES)



Tract 9

PLAT: ZEB B. STARNES, JR. BY THIS
OFFICE 1-27-1995. (C-954)

NOTES:

THIS PROPERTY IS SUBJECT TO ROAD R/W.

ALL PINS ARE 1/2" REBARS UNLESS
OTHERWISE SHOWN.

NAILS 8 CAPS IN E ROAD.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF,
THE SURVEY SHOWN HEREIN 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 C SURVEY AS
SPECIFIED THEREIN.

PB 151
p. 6
217-00-00-001.014

STE	
LOCATION:	SMYRNA COMMUNITY
COUNTY:	CHEROKEE
CO. BLK. REF.:	DEB
P/O	217-00-001.0
DATE:	OCTOBER 25, 1995
JAMES	
P.O. BOX	

