

## SC 168 TRIBUTARY #P042511

PARCEL#	ParcelId	OwnerName	OwnerAddress2	OwnerCityStZip	DB	DB_PG	DB DATE	DEED AC	PB	PG	PB DATE	PB AC	DESC
1	316-00-02-001	GILBERT LAINEY B	193 W SPEARMAN RD	WESTMINSTER, SC 29693	2409	280	11/2/2018	16.98	B657	8	2/15/2018	16.98	TRACT A (16.98 AC)
2	316-00-02-002	HOPKINS JENNIFER E ETAL	431 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	2648	174	11/12/2020	4.11	A261	6	4/15/1994	4.11	TRACT B-1 & B-2 & D 003 COMB HERE-97
3	317-00-02-035	HICKS DEAN & KARIN	151 BELMONT OAKS DR	TALMO, GA 30575	2719	72	8/16/2021	54.22	A672	6	4/15/1999	51.913	TRACTS B & D & A ADD BP4010/03
4	317-00-02-011	DOUGAN QUINTUS & KATHERINE A	535 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	959	183	4/9/1997	5.33				5.33	TRACT C ADD P-13361/96
5	317-00-02-012	OATES BRANDY STEELE	152 BIESELIN LANE	WESTMINSTER, SC 29693	1053	216	10/2/1999	17.78	P-46	317	5/13/1980	17.78	TRACT A
6	317-00-08-002	MEGEE BRUCE TST	14181 SW 15TH CT	DAVIE, FL 33325	1960	99	4/29/2013	40	P-50	533	5/13/1980	40	tract 8
7	316-00-03-003	THRIFT ROGER B	120 LONESOME VALLEY RD	WESTMINSTER, SC 29693	393	19	2/22/1993	37	P-45	204		37	RUSSELL PROP

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS

2018 NOV -2 P 1:50

FOR OFFICE USE ONLY  
THIS PROPERTY DESIGNATED AS  
MAP 316 SUB 00 BLK 02 PARC 001 P/O  
ON OCONEE COUNTY TAX MAPS  
7-13-18  
OCONEE COUNTY ASSESSOR

Doc ID: 005360600004 Type: DEE  
BK 2409 PG 280-283

Grantee's Address: 212 Bunker Lane  
Westminster, SC 29693

STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE )

TITLE TO REAL ESTATE

No Title Exam Requested or Performed

*Lainey*  
*1000*  
*05560*  
KNOW ALL MEN BY THESE PRESENTS, that we, Deron S. Gilbert and Denise D. Gilbert, for and in consideration of the sum of Ten Dollars and Love and Affection, to the Grantors paid by the Grantee described below, and the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do hereby grant, bargain, sell and release unto **Lainey B. Gilbert**, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, together with any and all improvements located thereon, lying and being situate in the State of South Carolina, County of Oconee, being known and designated as **Tract "A," containing 16.98 acres, more or less,** as shown and more fully described on a Plat of Survey prepared by Gary L. Eades, PLS #19013, dated February 15, 2018, revised September 14, 2018, and recorded in Plat Book *B657* at Page *8*, records of the Register of Deeds Office for Oconee County, South Carolina; having the metes and bounds, courses and distances as appear upon said Plat, being incorporated herein by reference thereto.

This conveyance is made subject to easements, rights-of-way, set back lines, zoning ordinances, covenants and/or restrictions of record and/or appearing upon the premises.

This being a portion of the property conveyed unto Deron S. Gilbert, and Denise D. Gilbert by deed of Mark A. Turner, Trustee of the James E. Turner Revocable Trust, 1981, dated February 21, 2018, and recorded in Deed Book 2338 at Page 17, records of the Register of Deeds Office for Oconee County, South Carolina.

TMS P/O #316-00-02-001

**TOGETHER** with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in anywise incident or appertaining.

**TO HAVE AND TO HOLD** all and singular the premises before the aforementioned unto the said **Lainey B. Gilbert**, her heirs and assigns forever.

OCONEE COUNTY  
STATE TAX \_\_\_\_\_  
COUNTY TAX \_\_\_\_\_  
EXEMPT ☒

NOV 05 2018

*[Signature]*  
Auditor, Oconee County S.C.

TALF OFFICE USE ONLY:

*WKH*

**AND THE GRANTORS** do hereby bind the Grantors and Grantors' heirs, assigns, executors and/or administrators to warrant and forever defend all and singular the said premises unto the said **Lainey B. Gilbert**, her heirs and assigns, against the Grantors, heirs and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE BLOCKS TO FOLLOW]

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witnesses as to both:

William F. Hallford

Deron S. Gilbert  
Deron S. Gilbert

Deborah R. Maciejewski

Denise D. Gilbert  
Denise D. Gilbert

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

)  
)  
) ACKNOWLEDGMENT

I, Deborah R. Maciejewski, a Notary Public for the State of South Carolina, do hereby certify that Deron S. Gilbert and Denise D. Gilbert, personally appeared before me this 3<sup>rd</sup> day of October, 2018, and acknowledged the due execution of the foregoing instrument.

Deborah R. Maciejewski (LS)  
Notary Public for South Carolina  
My Commission Expires: 2-21-27



FILED OCONEE COUNTY, SC  
ANNA K. DAWSON  
REGISTER OF DEEDS  
2018 NOV -2 P 1:50

STATE OF SOUTH CAROLINA

)  
)  
)

AFFIDAVIT

COUNTY OF OCONEE

PERSONALLY APPEARED BEFORE ME, the undersigned who being duly sworn says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is described as **bearing Tax Map Number P/O #316-00-02-001**
3. Check one of the following: The deed is
  - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth
  - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary
  - (c) ☒ exempt from the deed recording fee because (See information section of affidavit): Exemption Number (1) transferring realty in which value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars.

(If exempt, please skip items 4-7, and go to item 8 of this affidavit)

4. Check one of the following if either item 3(a) or 3(b) above has been checked (See information section of this affidavit):
  - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$10.00
  - (b) ☐ The fee is computed on the fair market value of the realty which is \$ \_\_\_\_\_
  - (c) ☐ The fee is computed on the fair market value of the realty as established or property tax purposes which is \$ \_\_\_\_\_
5. Check Yes ☐ or No ☐ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is \$ \_\_\_\_\_
6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: \$10.00
  - (b) Place the amount listed in item 5 above here: \$.00  
(If no amount is listed, place zero here)
  - (c) Subtract 6(b) from 6(a) and place the result here: \$10.00
7. The deed recording fee due is based on the amount listed on Line 6c above and the deed recording fee due is \$0.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction: Seller.
9. I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

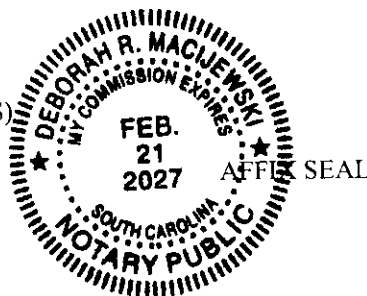
DERON S. GILBERT  
DERON S. GILBERT

DENISE D. GILBERT  
DENISE D. GILBERT

SWORN TO BEFORE ME THIS

30th day of October, 2018.

Deborah R. Maciejewski (LS)  
Notary Public for South Carolina  
Commission Expires: 2-21-27



STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

IN THE MATTER OF:  
DANNY E. HOPKINS,

(Decedent)

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS

2021 JAN 25 PM 12:38

IN THE PROBATE COURT

DEED OF DISTRIBUTION  
(No Title Examination)  
NOT A WARRANTY DEED

CASE NUMBER: 2017-ES-37-00-671

The undersigned states as follows:

Decedent died on October 17, 2017; and probate of the Estate is being administered in the Probate Court for Oconee County, South Carolina, in File #2017-ES-37-00-671I was appointed Personal Representative on November 9, 2020.

Decedent owned real property described as follows:

All that certain piece, parcel or lot of land with improvements thereon, lying and being situate in the State of South Carolina, County of Oconee, Center Township, containing 4.110 acres, more or less, and being shown and more fully described on a plat prepared by Gregory Blake Sosebee, P.L.S., dated February 3, 1994, and recorded in Plat Book A261, at Page 6, in the office of the Register of Deeds, Oconee County, South Carolina, reference to which is hereby given for a more complete and accurate description.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:** Any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

This being the same property conveyed to Danny E. Hopkins and Rebecca D. Hopkins by deed of Christopher D. Chavis and Dorinda G. Chavis, recorded in Deed Book 767, at Page 332, in the office of the Register of Deeds, Oconee County, South Carolina. Thereafter, Rebecca D. Justus f/k/a Rebecca Diane Beasley Hopkins conveyed her interest in the subject property to Danny E. Hopkins by deed recorded May 30, 1997, in Deed Book 916, at page 207, in the office of the Register of Deeds, Oconee County, South Carolina.

TMS No. 316-00-02-002

This transfer is made pursuant to:

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

**OCONEE COUNTY**  
 STATE TAX \_\_\_\_\_  
 COUNTY TAX \_\_\_\_\_  
 EXEMPT ☒ \_\_\_\_\_

Auditor, Oconee County S.C.

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS  
 MAP 510 SUB. 00 BLK 00 PARC 000  
 ON OCONEE COUNTY TAX MAPS

OCONEE COUNTY ASSESSOR



Barcode ID: 2067115 Type: DEE  
 Recorded: 01/25/2021 at 12:38:00 PM  
 Fee Amt: \$15.00 Tax: \$0.00  
 Oconee, South Carolina, Register Of Deeds Off  
 Anna Davison - Register Of Deeds  
 Page 1 of 2

BK **2648** PG **174-175**

In accordance with the laws of the State of South Carolina, the Personal Representative does hereby release all of the Personal Representative's right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Jennifer E. Hopkins	one-half (1/2) interest	431 Little Choestoea Road, Westminster, SC 29693
Brandon Hopkins	one-eighth (1/8) interest	431 Little Choestoea Road, Westminster, SC 29693
Andrea King	one-eighth (1/8) interest	220 McCall Road, Westminster, SC 29693
Reisa Hopkins	one-eighth (1/8) interest	256 Madison Shores Drive, Westminster, SC 29693
Keagan Hopkins	one-eighth (1/8) interest	431 Little Choestoea Road, Westminster, SC 29693

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution, on this 12th day of November, 2020.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness: Margaret Forrester

Print Name: Margaret Forrester

Witness: Katherine E Stone

Print Name: Katherine E Stone

Estate of: Danny E. Hopkins

Signature of Personal Representative: Jennifer E. Hopkins

Print Name: Jennifer E. Hopkins

STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE )

#### ACKNOWLEDGMENT

I, Katherine E Stone, Notary Public, a notary for the State of South Carolina do hereby certify that Jennifer E. Hopkins, as Personal Representative of the Estate of Danny E. Hopkins, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 12th day of November, 2020.

Katherine E Stone (SEAL)  
(Signature of Notary Public)  
Katherine E Stone  
(Print name of Notary Public)  
Notary Public for State of SC  
My Commission Expires: 1/27/21

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

Barcode ID: 2137824 Type: DEE  
 Recorded: 08/16/2021 at 01:52:00 PM  
 Fee Amt: \$899.30 Tax: \$884.30  
 Oconee, South Carolina, Register Of Deeds Off  
 Anna Davison - Register Of Deeds  
 Page 1 of 3

*Cross*  
 AUG 16 2021

Auditor, Oconee County S.C.

STATE OF SOUTH CAROLINA

BK **2719** PG **72-74**

TITLE EXAM  
 BY DRWM, P.A.

COUNTY OF OCONEE

Grantee Address:

151 BELMONT OAKS DR.  
 TALMO, GA 30575

TITLE TO REAL ESTATE  
 (DEED)

KNOW ALL MEN BY THESE PRESENTS that we, **ROBERT WILLIAM SCHMITT AND KASIE SUMMER SCHMITT**, in the state aforesaid, for and in consideration of the sum of Two Hundred Thirty-Nine Thousand and No/100 (\$239,000.00) dollars, to us in hand paid by **DEAN HICKS AND KARIN HICKS**, receipt of which 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 ("Exceptions") set forth below unto the said **DEAN HICKS AND KARIN HICKS, as joint tenants with rights of survivorship, and not as tenants in common, subject to the below stated Exceptions**, their heirs and assigns forever, the following described real property, to wit:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Oconee, being known and designated as **Tract A, containing Twenty and Six Hundred Thirty-Seven One-Thousandths (20.637) ACRES**, more or less, as shown and more fully described on a Plat thereof by James G. Hart, Surveyor, dated February 22, 1999 and recorded in Plat Book A672, page 6, records of Oconee County, South Carolina.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:** The restrictions as to use of this property as are set out and enumerated in instrument of record in Deed Book 1326, at page 27, records of Oconee County, South Carolina; and, is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

As part of the consideration for this transfer and conveyance, the Grantor and Grantees mutually covenant and agree the Grantees sole access to the aforementioned property shall be over other property of the Grantees known as Tract D and Tract B adjoining on the west.

This being the identical property conveyed to Robert William

OCONEE COUNTY  
 STATE TAX 1621.40  
 COUNTY TAX 2162.90  
 EXEMPT \_\_\_\_\_

(Page #1 of 3 Pages)

FOR OFFICE USE ONLY  
 THIS PROPERTY DESIGNATED AS  
 MAP 317 SUB 00 BLK 02 PARC 035  
 ON OCONEE COUNTY TAX MAPS  
*13. 12*  
 OCONEE COUNTY ASSESSOR

FILED OCONEE COUNTY, SC  
 ANNA K. DAVISON  
 REGISTER OF DEEDS

2021 AUG 16 PM 1:52

*Drwm*  
*See*  
*002592*



Schmitt and Kasie Summer Schmitt by deed of James E. Turner, recorded on the 30<sup>th</sup> day of January, 2004 in Deed Book 1326, at page 27, records of Oconee County, South Carolina.

AND, ALSO: All those certain pieces, parcels or tracts of land lying and being situate in the State of South Carolina, County of Oconee, Township of Center, being known and designated as **Tract B, containing Thirty-One and Two Hundred Seventy-Six One-Thousandths (31.276) ACRES**, more or less, and **Tract D, containing Two and Three Hundred Four One-Thousandths (2.304) ACRES**, more or less, including road right-of-way, as shown and more fully described on a plat thereof by James G. Hart, Surveyor, dated February 22, 1999 and recorded in Plat Book A672, page 6, records of Oconee County, South Carolina.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:** The restrictions and covenants as to use of this property as are set out and enumerated in instrument of record in Deed Book 1033, at page 161, records of Oconee County; and, is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

This being the identical property conveyed to Robert William Schmitt and Kasie Summer Schmitt by deed of James E. Turner and Larry Fincannon, recorded on the 12<sup>th</sup> day of May, 2003 in Deed Book 1278, at page 336, records of Oconee County, South Carolina.

TMS #: 317-00-02-035

TOGETHER with, subject to the above stated Exceptions, 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, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said **DEAN HICKS AND KARIN HICKS, as joint tenants with rights of survivorship and not as tenants in common**, their heirs and assigns forever.

AND, we do hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said **DEAN HICKS AND KARIN HICKS, as joint tenants with rights of survivorship and not as tenants in common**, their heirs and

assigns, from and against us and our heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 13<sup>th</sup> day of August, in the two thousand twenty-first year of our Lord and in the two hundred forty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the Presence of:

Robert William Schmitt [SEAL]  
ROBERT WILLIAM SCHMITT  
Kasie Summer Schmitt [SEAL]  
KASIE SUMMER SCHMITT

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for the State of South Carolina, personally appeared ROBERT WILLIAM SCHMITT AND KASIE SUMMER SCHMITT, Grantor(s) who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that they executed the within written Title to Real Estate for the purposes therein written.

Sworn to before me this  
13<sup>th</sup> day of August, 2021.

Emma W. Morris (LS)  
Notary Public of South Carolina  
Printed Name: Emma W. Morris  
My Commission Expires: 2-11-2031

2021 AUG 16 PM 1:52

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTERED DEEDS

BOOK 959 PAGE 0183

001798  
 Ballenger  
 10.00

STATE OF SOUTH CAROLINA )  
 COUNTY OF OCONEE )

IN THE MATTER OF THE ESTATE OF JULE T. COBB, DECEASED  
 CASE NUMBER 97-ES-37-00-201

DEED OF DISTRIBUTION  
 NO TITLE EXAMINATION BY Ballenger, Fedder, Cain, & Norton, L.L.P.

WHEREAS, the decedent died on the 8TH day of APRIL, 1997; and

WHEREAS, The Estate of the decedent is being administered in the Probate Court for Oconee County, South Carolina, in File #97-ES-37-00-201; and

WHEREAS, The grantees herein are either beneficiary/ies or heirs at law, as appropriate, of the decedent; and

WHEREAS, The undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release to:

RETHA C. COBB  
 535 LITTLE CHOESTOE ROAD  
 WESTMINSTER, SC 29693

the following described property:

Recorded this 18 day of Feb 1998  
 Book 98 Page 00743  
 Fee  
 R. Williams  
 Auditor Oconee County, S.C.

1998 FEB 17 PM 3:55

FILED  
 CLERK OF COURT

ALL THE DECEDENT'S RIGHT, TITLE AND INTEREST, IN AND TO:

ALL that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Oconee, South Union District, containing three (3) acres, more or less, and being more particularly described as follows: BEGINNING at a rock corner common to lands now or formerly of W. H. Sheldon and Lawrence Holbrooks; thence S 76 W approximately 4 chains to a point on the center line of Highway 37-168; thence northwesterly along the center line of said highway approximately 16 1/2 chains to a corner; thence N 45 W approximately 1 chain to center line of creek; thence along creek in northeasterly direction approximately 1/2 chain to a point on a line common to lands now or formerly of W. H. Sheldon; thence S 50 E long line of Sheldon approximately 23 chains to point of BEGINNING.

THIS PROPERTY DESIGNATED AS

MAP 317 SUB 00 BLK 02 PARC 011

ON OCONEE COUNTY TAX MAPS  
 R. Williams  
 OCONEE COUNTY ASSESSOR

OCONEE COUNTY

STATE TAX

COUNTY TAX

EXEMPT

BOOK 959 PAGE 0184

This is the identical lands conveyed to Jule T. Cobb by deed of Roger B. Thrift, dated October 9, 1992, and recorded October 12, 1992, in Deed Book 0708, at Page 0212, records of Oconee County, SC.

TO HAVE AND TO HOLD, all and singular, the said premises/property unto the said RETHA C. COBB, her heir(s) and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 9th day of February, 1998.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Karen F. Ballenger  
Witness

Retha C. Cobb  
RETHA C. COBB

Karen F. Ballenger  
Witness

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

PROBATE

PERSONALLY appeared before me the undersigned witness, and made oath, that she saw the within named Personal Representative(s) sign, seal and as her act and deed, deliver the within written Deed, and that she with the above subscribed witness, witnessed the execution thereof.

SWORN to before me this 9th day  
of February, 1998.

Karen F. Ballenger  
Notary Public for South Carolina  
My commission expires: 07-01-2001

FILED OCONEE, SC  
SALLE C. SMITH  
CLERK OF COURT  
1998 FEB 17 PM 3:55

1000  
241.80  
102.30  
Rel. Harry I. Rivers, Jr.  
Attorney-at-Law  
P.O. Box 1428  
Easley, SC 29641

BOOK 1053 PAGE 0216

FILED OCONEE, SC  
SALLIE C. SMITH  
CLERK OF COURT

1999 OCT -6 A 11: 05

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

## Title to Real Estate

KNOW ALL MEN BY THESE PRESENTS, that I (we) Herbert G Biesel in and Dorothy P Biesel in consideration of the sum of Ninety two thousand, five hundred ninety seven (\$92,597.00) Dollars to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), 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 Marshall W Gibson and Jennifer L Lightsey, his (her, their) heirs and assigns, forever

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, Center Township, South Union School District, and being shown and designated as Tract A, containing 17.78 acres, more or less, on a plat prepared by Wayne R. Garland, RLS, dated May 13, 1980, and recorded in Plat Book P-46, at page 317, in the Register of Deeds Office for Oconee County, South Carolina, reference to which is made for a more complete and accurate description.

This being the same property conveyed to Biesel in by deed of Ralph J. Holbrooks dated 12-9-92, and recorded in Deed Book 714, at Page 212, in the Register of Deeds Office for Oconee County, South Carolina.

TMS Number: 317-00-02-012

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) does (do) 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)

THIS PROPERTY DESIGNATED AS

MAP 317 SUB 00 BLK 02 PARC 012<sup>1</sup>

ON OCONEE COUNTY TAX MAPS

*Roger A. Williams*  
OCONEE COUNTY ASSESSOR

Recorded by 797 day of Oct 19 99  
Book 797 Page 924638  
*R.A. Williams*  
Recorder, Oconee County, S.C.

BOOK 1053 PAGE 0217

and the grantee's (s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS grantors'(s') hand(s) and seal(s) this 1<sup>st</sup> day of October, 1999.

SIGNED, sealed and delivered  
in the presence of :

Angela K. Starnes  
Harry L. Buesel, Jr.

Herbert G Bieselin (Seal)  
Herbert G Bieselin

Dorothy P Bieselin (Seal)  
Dorothy P Bieselin

By Herbert G Bieselin Attorney in fact

STATE OF SOUTH CAROLINA )

COUNTY OF PICKENS )

PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Herbert G Bieselin and Dorothy P Bieselin sign, seal, and his/her act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Angela K. Starnes

SWORN to and subscribed  
before me this 1<sup>st</sup> day  
of October, 1999.

Harry L. Buesel, Jr.  
Notary Public for South Carolina

My Commission Expires: 2/9/2000

Grantee's address: 152 Bieselin Lane  
Westminister, SC 29693



Doc ID: 004232360002 Type: DEE

BK 1960 Pg 99-100

10<sup>00</sup>  
DRWm

**NO TITLE EXAM BY DRW&M**  
**STATE OF SOUTH CAROLINA**

**FILED FOR RECORD**  
**OCONEE COUNTY, S.C.**  
**REGISTER OF DEEDS**

COUNTY OF OCONEE

IN THE PROBATE COURT  
2013 APR 29 P 1:45

**IN THE MATTER OF ESTATE OF GARNETT W. MEGEE**

OCONEE COUNTY

**CASE NUMBER: 2012-ES-37-00-420**

STATE TAX \_\_\_\_\_

COUNTY TAX \_\_\_\_\_

EXEMPT W

012475

**DEED OF DISTRIBUTION***WHEREAS*, the decedent died on the 12th day of November, 2005; and*WHEREAS*, the estate of the decedent is being administered in the Probate Court of Oconee County, South Carolina, File Number 2012-ES-37-00-420; and*WHEREAS*, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and*WHEREAS*, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and*NOW THEREFORE*, in accordance with the laws of the State of South Carolina the Personal Representative has granted, bargained, sold and released and by these presents does grant, bargain, sell and release to:

**BRUCE MEGEE, AS TRUSTEE OF THE MEGEE REVOCABLE FAMILY TRUST**  
**DATED AUGUST 4, 1987, c/o Bruce P. Megee, 14181 S.W. 15<sup>TH</sup> Court, Davie, FL 33325**

All of decedent's right, title and interest of, in and to the following described property, to wit:

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, containing FORTY (40) acres, more or less, and being the major and northwestern portion of an original tract of 45.86 acres, designated as Tract "B", on a plat thereof by Wayne R. Garland, RLS of Landmark Surveys, dated 5/13/80 and recorded in Plat Book P-50, page 534, records of Oconee County, South Carolina. **LESS, HOWEVER, FIVE AND EIGHTY SIX ONE-HUNDREDTHS (5.86) acres**, as shown and more fully described on a plat thereof by Wayne R. Garland, RLS of Landmark Surveys, dated 8/28/84 and recorded in Plat Book P-50, page 533, records of Oconee County, South Carolina, which 5.86 acres is not included in this conveyance but is specifically retained by Bobbie D. Holbrooks.

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS  
MAP 317 SUB 00 BLK 07 PARC 002  
ON OCONEE COUNTY TAX MAPS

*James L. Hugart*  
OCONEE COUNTY ASSESSOR

Recorded this 30 day of April  
Book 2013 Page 24350  
Fee

*Garnett W. MegEE*  
Attorney Oconee County S.C.

This being the identical property wherein a one-eighth (1/8<sup>th</sup>) interest was conveyed to Martha P. Megee by deed of Bobbie D. Holbrooks recorded in Deed Book 397, page 236, records of Oconee County, South Carolina.

**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 premises before mentioned unto the said **BRUCE MEGEE, AS TRUSTEE OF THE MEGEE REVOCABLE FAMILY TRUST DATED AUGUST 4, 1987**, his successors and assigns forever.

**IN WITNESS WHEREOF**, the Undersigned as Personal Representative of the estate of the Decedent has executed this Deed this 9 day of April, 2013.

Signed, Sealed, and Delivered  
in the Presence of:

Elise Helm  
Elise Helm  
Bruce P. Megee  
Bruce P. Megee, Personal Representative  
**Maude Slattery**  
STATE OF FLORIDA  
COUNTY OF Broward

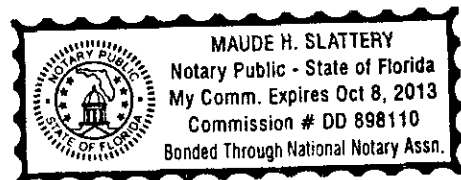
PROBATE

FILED FOR RECORD  
OCCONEE COUNTY, S.C.  
REGISTER OF DEEDS  
2013 APR 29 P 1:45

PERSONALLY APPEARED the undersigned Witness, who being duly sworn says that (s)he saw the within named Personal Representative sign, seal, and as his act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that the Deponent, together with the second witness above subscribed, witnessed the execution thereof.

Sworn to before me this 9  
day of April, 2013.

Maude Slattery [LS]  
Notary Public of Florida  
My Commission Expires: 10/8/2013





BOOK 393 PAGE 320

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

TITLE TO REAL ESTATE  
CLERK OF COURT  
OCONEE COUNTY, S. C.RECORDED  
ROY D. HARDEN  
AUG 2 1984

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. RUSSELL AND CAMILLA G. RUSSELL in the State aforesaid, for and in consideration of the sum of Ten dollars and other considerations to me/us/it paid by ROGER B. THRIFT in the State aforesaid (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 ROGER B. THRIFT, his heirs and Assigns, forever:

ALL that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, containing THIRTY (30) acres, more or less, according to a plat thereof prepared by R. Jay Cooper, PE & LS#4682, dated 11-14-83 and recorded in Plat book P-45 at page 204.

This being the identical property conveyed unto John M. Russell and Camilla G. Russell by deed of James Ronnie Russell, et ux, recorded 4-23-84 in Deed Book 15-U, page 527, records of Oconee County, South Carolina.

See Plat Book P50 page 461

This conveyance is further made subject to any and all easements or rights-of-way for roadways or utilities heretofore conveyed by the Grantor herein or any predecessor in title, as may appear of public record or upon the premises.

Grantee Address:

R. I. Westmense

County Doc. Tax in amt.  
of 20.25 collected

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 premises before mentioned unto the said ROGER B. THRIFT, his heirs and Assigns, forever.

And I/we/it do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said ROGER B. THRIFT, his heirs and Assigns, forever, against us and our Heirs, Successors and Assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand(s) and Seal(s) of the undersigned this 1 day of August in the year of our Lord one thousand nine hundred and eighty four (1984) and in the two hundred eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed & Delivered  
in the presence of:

(1) John M. Russell (SEAL)  
John M. Russell

(2) Camilla G. Russell (SEAL)  
Camilla G. Russell

Recorded this 2 day of Aug  
A. D., 19 84 In Vol. 393  
Page 320 and Certified:

Roy D. Harden  
CLERK  
Oconee County, S. C.

AUG 2 3 35 PM '84  
ROY D. HARDEN  
CLERK OF COURT  
OCONEE COUNTY, S.C.

400  
Supt  
37.00  
20.25

BOOK 393 PAGE 321

STATE OF SOUTH CAROLINA )

) PROBATE

COUNTY OF OCONEE )

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor(s) sign, seal and as his/her/their/its act and deed, deliver the within Deed for the uses and purposes therein mentioned, and that (s)he with the other witness hereinabove subscribed witnessed the execution thereof.

Sworn to before me this  
day of Aug,  
1984.

[Signature] (LS)  
Notary Public of South Carolina  
My commission expires 1/1/89

No renunciation of dower is required  
See "Boan v. Watson"

THIS PROPERTY DESIGNATED AS

MAP 306 SUB 00 BLK 01 PARC 003BOOK 0850 PAGE 0314

ON OCONEE COUNTY TAX MAPS

OCONEE COUNTY ASSESSOR

SALLIE O. SMITH  
CLERK OF COURT

FEB 20 3 31 PM '96

FILED FOR RECORD  
OCONEE COUNTY  
S.C.

NO TITLE EXAM BY DR&amp;W

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that Rangler, A Partnership in the state aforesaid, for and in consideration of the sum of One dollar and dissolution and distribution of Partnership Assets to it in hand paid by Roger B. Thrift, 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 Roger B. Thrift, his heirs and assigns forever:

ALL those certain pieces, parcels or tracts of land lying and being situate in the State of South Carolina, County of Oconee, Block Community, containing 52.54 acres, more or less; 1.6 acres, more or less; 33.30 acres, more or less; and 33.93 acres, more or less, as shown and more fully described on a plat thereof recorded in Plat Book P-41, page 835, records of Oconee County, South Carolina, LESS HOWEVER, any prior conveyances therefrom by Rangler, A Partnership, as recorded upon the public records of Oconee County, South Carolina.

This being the identical property conveyed unto Rangler, A Partnership, by deed of Foxwood Corporation recorded 1-31-90 in Deed Book 604, page 307, records of Oconee County, South Carolina.

This property is conveyed subject to easement which is to serve as a road right-of-way to the Ramey land as shown on the premises and is also subject to road right-of-way as shown on the plat and also conveyed subject to any and all easements or rights-of-way which may appear on the premises which may have been granted by the Grantor herein or its predecessors in title.

The Grantor herein executes this deed by its authorized partners in order to distribute partnership assets, as the aforementioned partnership is in the process of being dissolved by the partners herein.

This conveyance is further made subject to any and all easements or right-of-ways granted by the Grantor(s) herein or any predecessor in title, as may appear of public record or upon the premises.

Grantees' Address: 174 W. Bennett Rd West Union 29693

Recorded this 22 day of Feb 1996  
Book 96 Page 600  
Fee  
R.B. Williams  
Auditors Oconee County, S.C.

001575

DRW  
10-00

LAW OFFICES DERRICK, RITTER &amp; WILLIAMS, P.A., 107 NORTH FAIRPLAY STREET, SENeca, SOUTH CAROLINA 29678

BOOK 0850 PAGE 0315

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 premises before mentioned unto the said Roger B. Thrift, his heirs and assigns forever.

AND it does hereby bind itself and its heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned unto the said Roger B. Thrift, his heirs and assigns, from and against itself and its heirs, successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS its hand and seal this 20<sup>th</sup> day of February in the year of our Lord one thousand nine hundred ninety six, and in the two hundred twentieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the Presence of:

Lake L. Butts  
Chita C. Bryson

Rangler, A Partnership

By: Roger B. Thrift ..... [SEAL]  
Roger B. Thrift, Partner

By: R. Brent Thrift ..... [SEAL]  
R. Brent Thrift, Partner

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

PROBATE

PERSONALLY APPEARED the undersigned Witness, who being duly sworn says that (s)he saw the within named Partners of Rangler, A Partnership sign, seal, and as their act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that the Deponent, together with the second witness above subscribed, witnessed the execution thereof.

Sworn to before me this  
20<sup>th</sup> day of February, 1996.

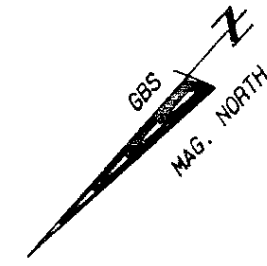
Chita C. Bryson [LS]  
Notary Public of South Carolina  
My Commission Expires 6-28-2005

FILED FOR RECORD  
OCONEE COUNTY  
FEB 20 3 31 PM '96  
SALLIE C. SMITH  
CLERK OF COURT

6

FILED FOR RECORD  
OCCONEE COUNTY

APR 15 12 52 PM '94  
SALLY SMITH  
CLERK OF COURT



OCCONEE ROLLER MILLS INC.  
D.B. 711/127  
P.B. M/27

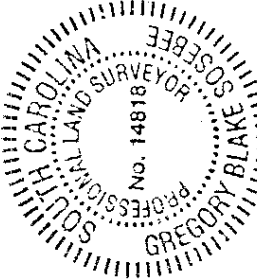
003683  
Macomber

LINE	BEARING	DISTANCE
L1	N 47°59'19" E	35.99
L2	N 47°59'19" E	100.00
L3	S 47°59'19" W	35.99
L4	S 47°59'19" W	35.99
L5	N 47°59'19" E	35.99
L6	N 47°59'19" E	35.99
L7	S 47°59'19" W	35.99
L8	N 47°59'19" E	35.99
L9	S 47°59'19" W	35.99
L10	N 47°59'19" E	35.99
L11	N 47°59'19" E	35.99
L12	N 47°59'19" E	35.99
L13	N 47°59'19" E	35.99
L14	N 47°59'19" E	35.99
L15	N 47°59'19" E	35.99
L16	N 47°59'19" E	35.99
L17	N 47°59'19" E	35.99
L18	N 47°59'19" E	35.99
L19	N 47°59'19" E	35.99
L20	N 47°59'19" E	35.99
L21	N 47°59'19" E	35.99
L22	N 47°59'19" E	35.99
L23	N 47°59'19" E	35.99
L24	N 47°59'19" E	35.99
L25	N 47°59'19" E	35.99
L26	N 47°59'19" E	35.99
L27	N 47°59'19" E	35.99
L28	N 47°59'19" E	35.99
L29	N 47°59'19" E	35.99
L30	N 47°59'19" E	35.99
L31	N 47°59'19" E	35.99
L32	N 47°59'19" E	35.99
L33	N 47°59'19" E	35.99
L34	N 47°59'19" E	35.99
L35	N 47°59'19" E	35.99
L36	N 47°59'19" E	35.99
L37	N 47°59'19" E	35.99
L38	N 47°59'19" E	35.99
L39	N 47°59'19" E	35.99
L40	N 47°59'19" E	35.99
L41	N 47°59'19" E	35.99
L42	N 47°59'19" E	35.99
L43	N 47°59'19" E	35.99
L44	N 47°59'19" E	35.99
L45	N 47°59'19" E	35.99
L46	N 47°59'19" E	35.99
L47	N 47°59'19" E	35.99
L48	N 47°59'19" E	35.99
L49	N 47°59'19" E	35.99
L50	N 47°59'19" E	35.99
L51	N 47°59'19" E	35.99
L52	N 47°59'19" E	35.99
L53	N 47°59'19" E	35.99
L54	N 47°59'19" E	35.99
L55	N 47°59'19" E	35.99
L56	N 47°59'19" E	35.99
L57	N 47°59'19" E	35.99
L58	N 47°59'19" E	35.99
L59	N 47°59'19" E	35.99
L60	N 47°59'19" E	35.99
L61	N 47°59'19" E	35.99
L62	N 47°59'19" E	35.99
L63	N 47°59'19" E	35.99
L64	N 47°59'19" E	35.99
L65	N 47°59'19" E	35.99
L66	N 47°59'19" E	35.99
L67	N 47°59'19" E	35.99
L68	N 47°59'19" E	35.99
L69	N 47°59'19" E	35.99
L70	N 47°59'19" E	35.99
L71	N 47°59'19" E	35.99
L72	N 47°59'19" E	35.99
L73	N 47°59'19" E	35.99
L74	N 47°59'19" E	35.99
L75	N 47°59'19" E	35.99
L76	N 47°59'19" E	35.99
L77	N 47°59'19" E	35.99
L78	N 47°59'19" E	35.99
L79	N 47°59'19" E	35.99
L80	N 47°59'19" E	35.99
L81	N 47°59'19" E	35.99
L82	N 47°59'19" E	35.99
L83	N 47°59'19" E	35.99
L84	N 47°59'19" E	35.99
L85	N 47°59'19" E	35.99
L86	N 47°59'19" E	35.99
L87	N 47°59'19" E	35.99
L88	N 47°59'19" E	35.99
L89	N 47°59'19" E	35.99
L90	N 47°59'19" E	35.99
L91	N 47°59'19" E	35.99
L92	N 47°59'19" E	35.99
L93	N 47°59'19" E	35.99
L94	N 47°59'19" E	35.99
L95	N 47°59'19" E	35.99
L96	N 47°59'19" E	35.99
L97	N 47°59'19" E	35.99
L98	N 47°59'19" E	35.99
L99	N 47°59'19" E	35.99
L100	N 47°59'19" E	35.99

OCCONEE ROLLER MILLS INC.  
D.B. 711/127  
P.B. M/27

Recorded this 15 day of April  
A.D. 1994 in Vol. A261  
Page 6 and Certified:  
Sally G Smith  
C.C.C.P.G.S.

Oconee County, S.C.



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 B SURVEY AS SPECIFIED THEREIN.

THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

GREGORY BLAKE SOSEBEE P.L.S. #14818  
P.O. BOX 275, SENECAS S.C. 29679-0275  
TELEPHONE (803) 882-0024

PROJECT-CHACHR JOB320-94FB24

PLAT PREPARED FOR  
**CHRISTOPHER D. CHAVIS**  
**DORINDA G. CHAVIS**  
PARCEL ON S-37-168  
REF. D.B. 653/304, 763/223  
REF. P.B. P-52/591  
TWP# 316-00-02-002  
See deeds 767 P. 332

LOCATION MAP

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS & R/W'S OF RECORD

ACREAGE - 4.110 (TOTAL)

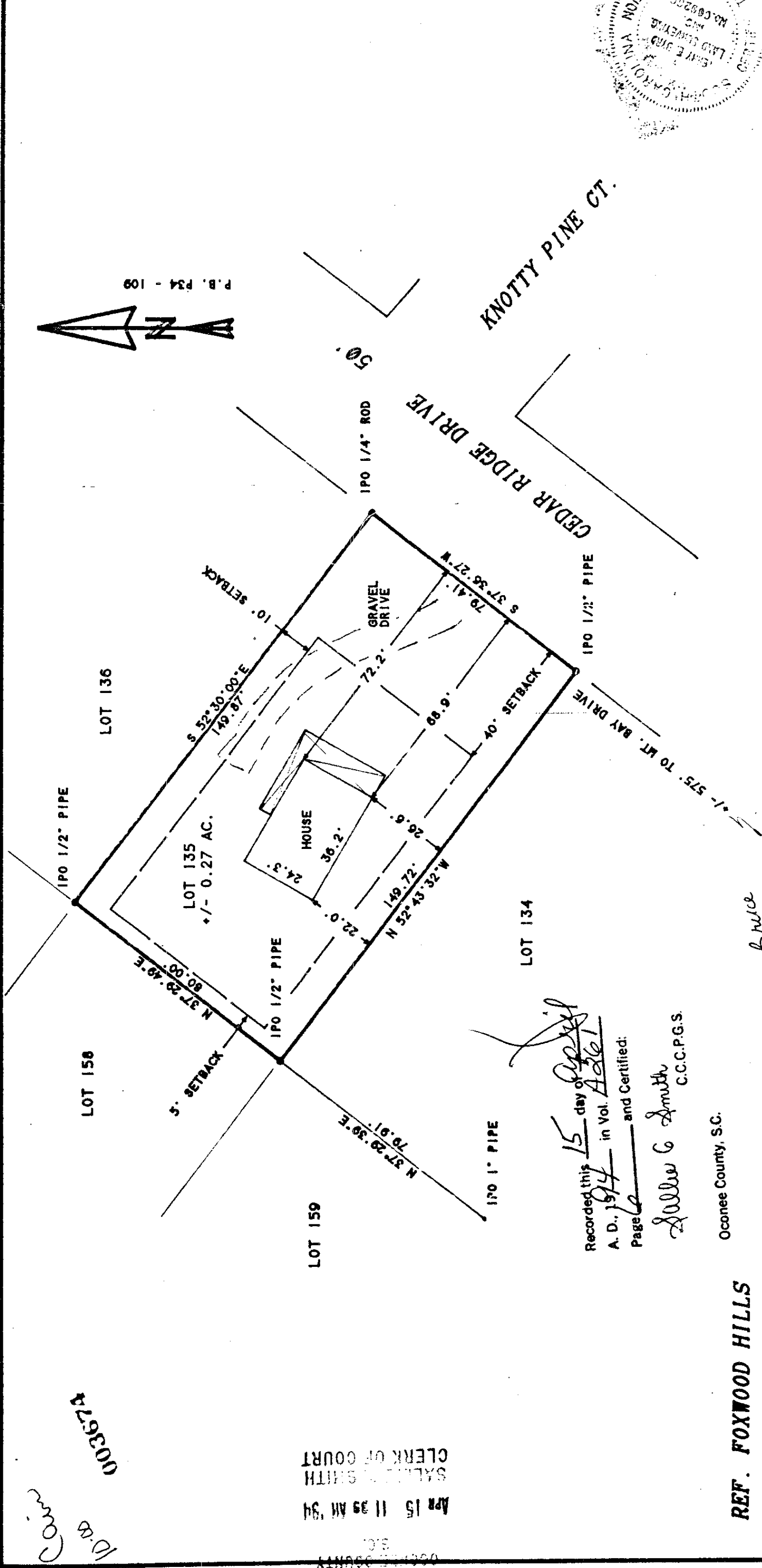
DATE: FEBRUARY 3, 1994

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TOWNSHIP OF CENTER

SCALE: 1" = 100'



REFERENCES/NOTES DEED BOOK NO. 687-090 PLAT BOOK NO. P34-109 TAX MAP NO. 315-03-05-015 REV. 1 CHANGE NAME 04/08/1994 SCALE - 1" = 30' THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.	VICINITY MAP - NO SCALE WEST J. H. HESTER TO S.C. 11 537-51 537-52 537-53 537-54 537-55 537-56 537-57 537-58 537-59 537-60 537-61 537-62 537-63 537-64 537-65 537-66 537-67 537-68 537-69 537-70 537-71 537-72 537-73 537-74 537-75 537-76 537-77 537-78 537-79 537-80 537-81 537-82 537-83 537-84 537-85 537-86 537-87 537-88 537-89 537-90 537-91 537-92 537-93 537-94 537-95 537-96 537-97 537-98 537-99 537-100	PLAT PREPARED FOR See deed Vol 767 P. 320 <b>ERIC W. &amp; MICHELLE M SETZER</b> CENTER TOWNSHIP, OCONEE COUNTY, SOUTH CAROLINA DATE OF SURVEY 4/4/94 SURVEY PERFORMED BY JERRY E. BYRD LAND SURVEYING, INC. 805 W. MAIN STREET WALHALLA, SC 29691 JOB NO. 94094 (803) 638-8023	PROFESSIONAL LAND SURVEYOR SOUTH CAROLINA No. 8097 SEAL
--	---	---	--

15645

**PLAT PREPARED FOR JAMES E. TURNER**

CENTER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA  
DATE: February 22, 1999  
TAX MAP 317-00-02-08 & 35

LINE	BEARING	DISTANCE
L1	N 78° 21' 06" E	88.80
L2	N 40° 33' 52" E	132.06
L3	N 74° 50' 36" E	186.30
L4	N 37° 55' 53" E	66.48
L5	N 75° 47' 24" E	36.06
L6	N 43° 36' 42" N	132.06
L7	S 47° 48' 18" W	104.51
L8	N 41° 40' 44" W	48.28
L9	N 44° 23' 47" W	54.23
L10	N 45° 18' 05" W	66.36
L11	N 4° 29' 44" E	189.98
L12	N 82° 15' 14" E	56.53
L13	N 32° 14' 37" E	73.04
L14	N 78° 57' 47" E	167.06
L15	N 28° 06' 45" E	227.94
L16	N 56° 12' 01" E	106.01
L17	N 53° 20' 33" E	90.77
L18	N 37° 23' 52" E	51.12
L19	N 78° 28' 57" E	100.02
L20	S 80° 30' 30" E	186.32
L21	N 68° 14' 28" E	202.06
L22	N 64° 21' 42" E	104.41
L23	N 24° 34' 09" E	190.30
L24	S 78° 22' 08" E	105.63
L25	S 85° 20' 14" E	82.52
L26	S 73° 00' 42" E	51.37

Recorded this 15 day of April 1999  
Vol. A-12 Page 16 and certified  
*Jessie C. White* C.C.P.S.  
Oconee County S.C.

I CERTIFY THAT THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN AND THAT THE BUILDING LOCATION DOES NOT LIE WITHIN A DESIGNATED FLOOD AREA.

I HEREBY STATE 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 C SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART  
RES. L.B. # 5674  
206 FRIENDSHIP VALLEY ROAD  
SENECA, S.C. 29678  
TELEPHONE 862-5288

Tract A  
20.637 Ac.

Tract B  
31.276 Ac.

Tract C  
3.724 Ac.

Tract D  
1.465 Net Ac.  
0.839 R/W  
2.304 Total Ac.

QUINTUS E. DOBBS  
D. B. 599-184  
P. B. A-323-05

HERBERT G. BIESELIN  
D. B. 714-212  
P. B. P-46-317

LOCATION MAP--NO SCALE

FILED MAP 15-1999  
SALLIE S. SMITH  
CLERK OF COURT

1999 APR 15 P 2:44

Recorded this 15 day of April A.D. 1999  
Vol. AL72 page 6 and certified  
Sally S. Smith C.C.C.P.G.S.

LINE	BEARING	LENGTH
A	S 13 18 48 W	33.00
B	N 67 47 12 W	16.79
C	N 24 26 30 E	33.06
D	S 13 21 13 W	46.10

CHURCH ST.  
S.C. 28  
S.C. 183  
S.C. 28

TR-A  
C/L CREEK IS P/L  
S 64 52 00 E  
97.45  
1PF 1/2" REBAR  
L-23  
1PF 1/2" REBAR  
L-24  
1PF 3/4" PIPE  
1PF 1" PIPE  
CHEROKEE ESTS.  
L-27  
1PF 1" PIPE  
S 13 18 48 W  
159.91  
N 62 35 09 W  
140.34  
C/L PLAYGROUND RD  
S-37-59  
56' 49" 1PF  
N 24 26 31 E  
151.72  
56' 49" 1PF  
House  
Playground  
L-23  
L-24  
L-27

003786  
DW  
10-00

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 B SURVEY AS SPECIFIED THEREIN.

157-63  
C/L CREEK  
S-37-59

**CLEMSON ENGINEERING SERVICES**

ACREAGE- 1.256 (DMD)  
PLAT OF UNBALANCED TRAVERSE  
PRECISION OF FIELD SURVEY- 1:22452  
SCALE 1 IN. = 60 FT.

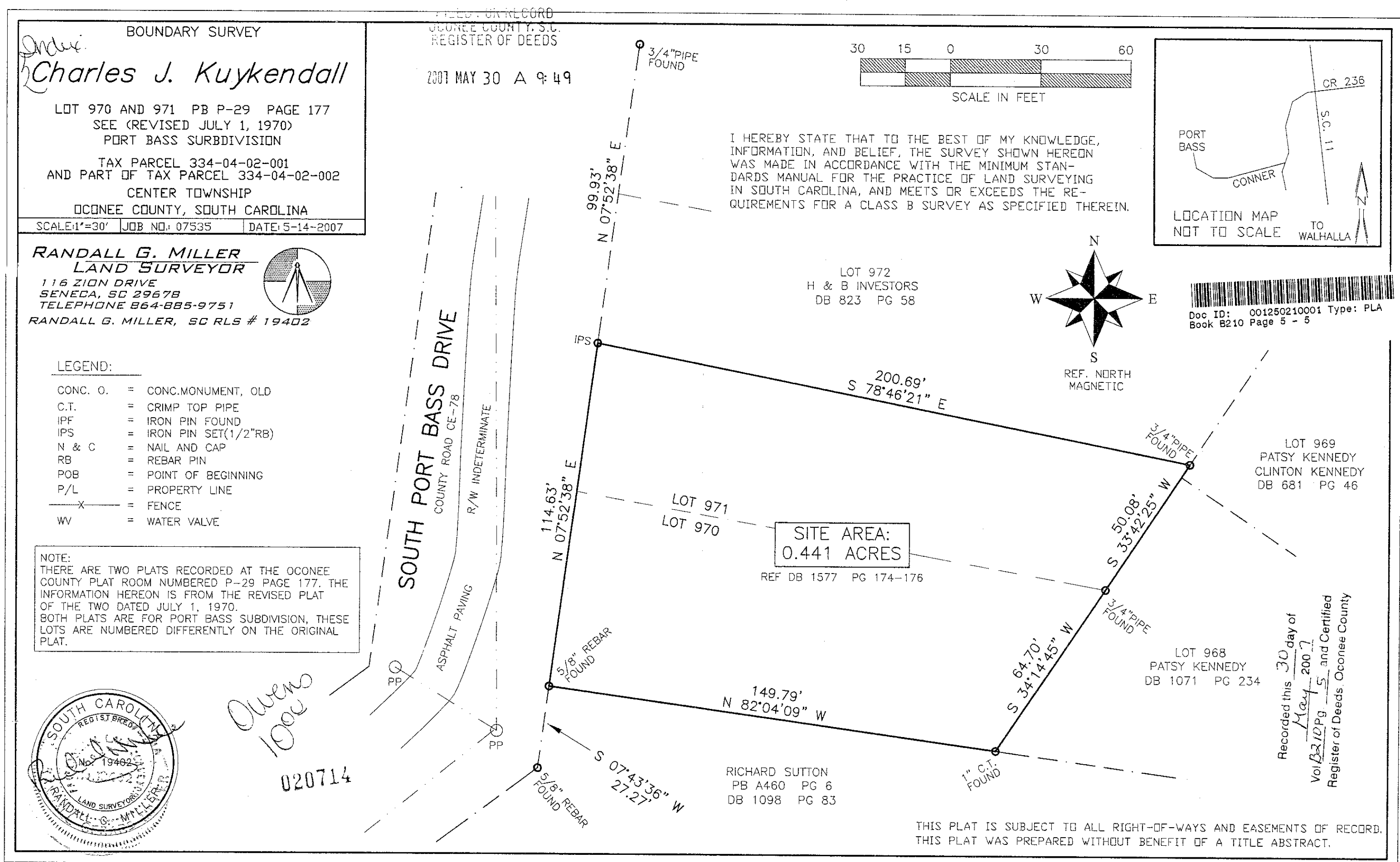
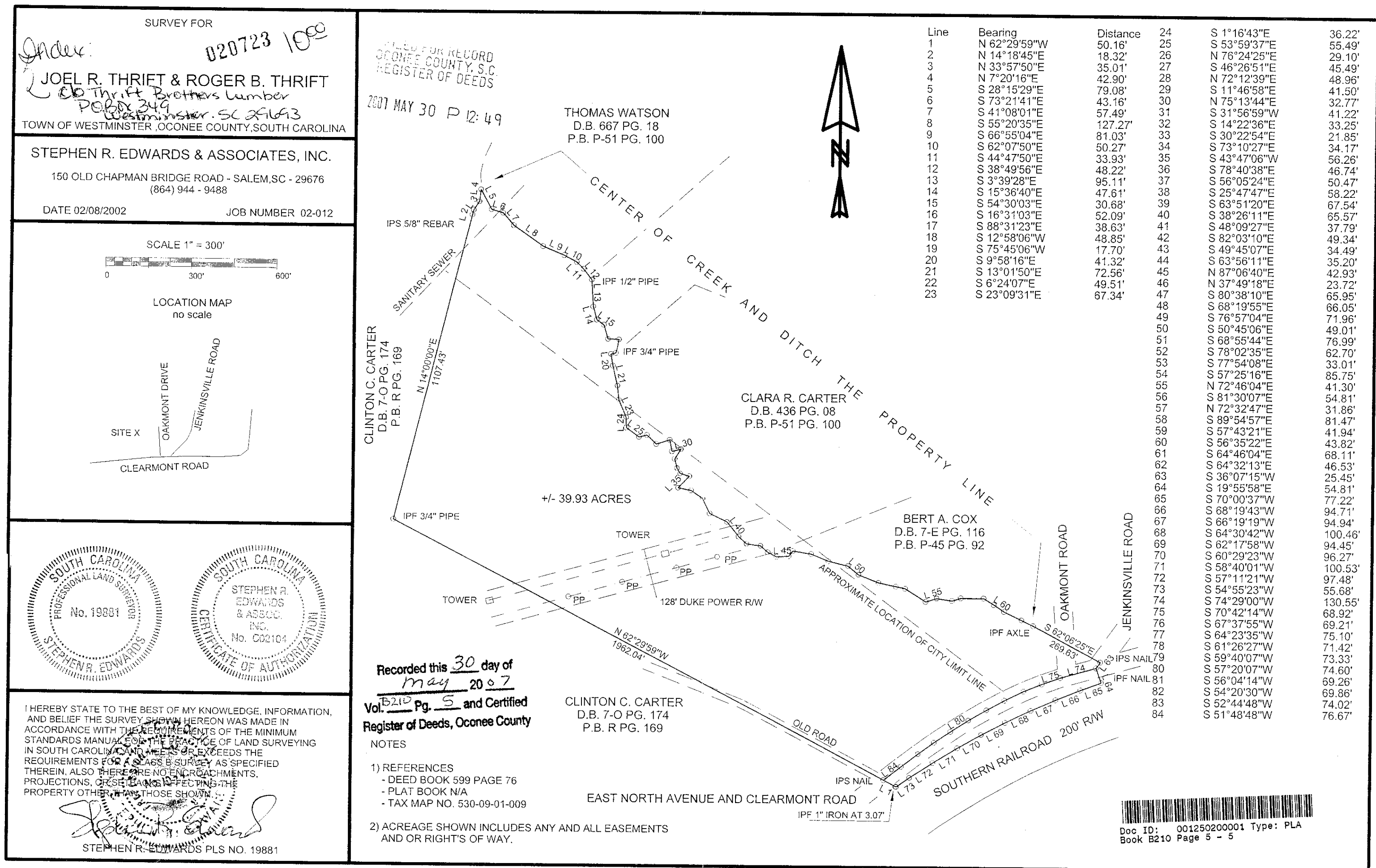
DATE: MARCH 24, 1999  
STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
TOWNSHIP OF WAGENER  
LOT L- "B 1" (ON PLAYGROUND RD.)  
+ P/O L-B-2

PLAT PREPARED FOR White Henderson Builders Inc.  
**DANIEL J. MAW**  
**MARY B. MAW**  
Read 1022 pgs 17

AREA WAS CALCULATED BY THE DMD METHOD  
R. J. Cooper  
R. J. COOPER P.E. & L.S. 4582  
PHONE 864-654-2573

PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD.  
REF. PLAT BK. A 486 PG. 2 FIELD WORK BY COOPER-CARTIE  
" " By S.C. REG. 12-3-97 P/O L-B-2

**SOUTH CAROLINA**  
CLEMSON ENGINEERING SERVICES  
No. C05629  
STATE OF AUTHORITY

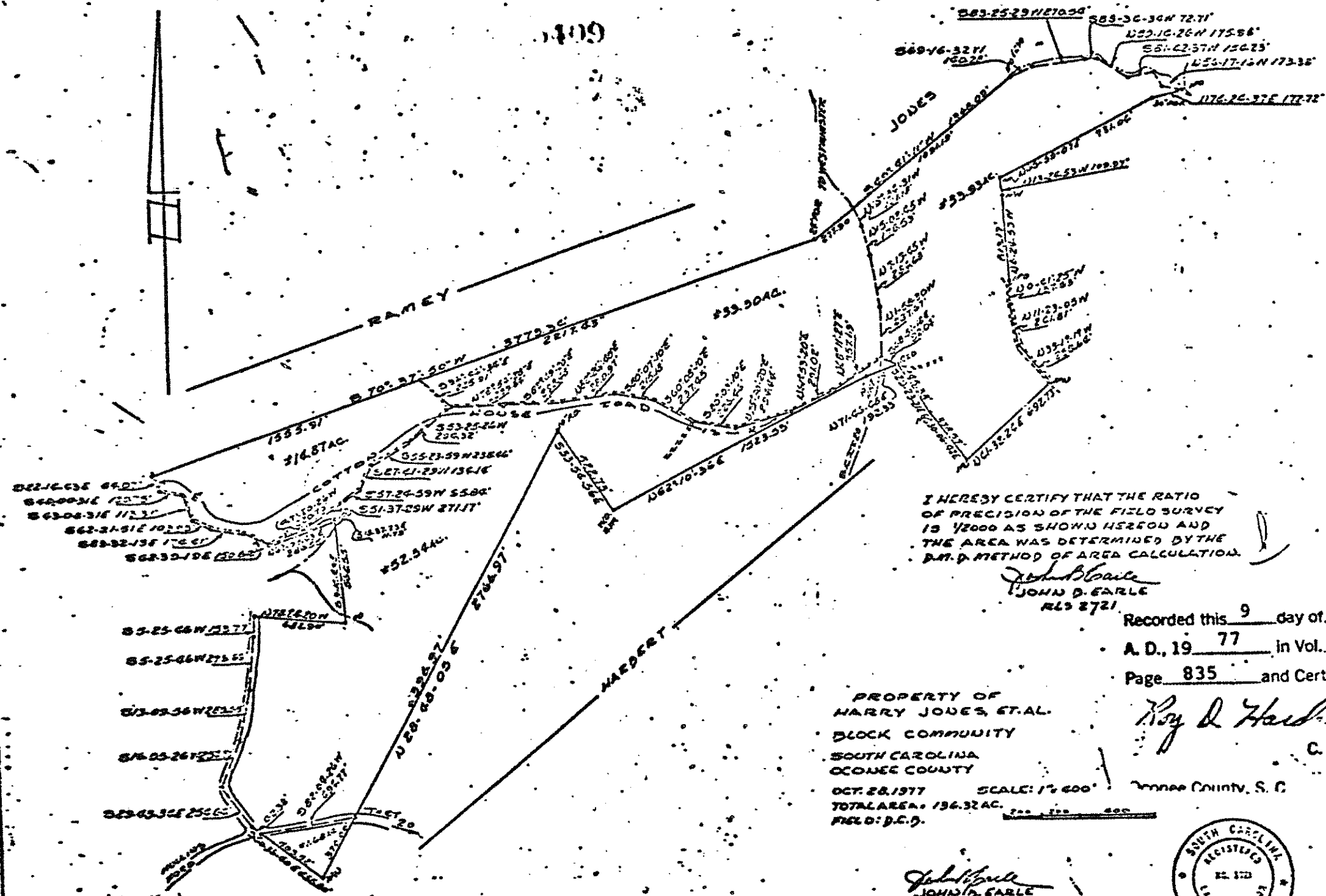








JAMES H. JONES, RUTH M., DOUGLAS LEE & JAMES LAMAR JONES,



I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/2000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE B.M.D. METHOD OF AREA CALCULATION.

JOHN D. EARLE  
RLS 2721

Recorded this 9 day of December  
A.D., 19 77 in Vol. P-41  
Page 835 and Certified:

Roy D. Hard

C.C.C.P.G.S

PROPERTY OF  
HARRY JONES, ET AL.  
BLOCK COMMUNITY  
SOUTH CAROLINA  
OCONEE COUNTY  
OCT. 28, 1977 SCALE: 1" = 600'  
TOTAL AREA: 196.32 AC.  
FIELD: D.C.D.

JOHN D. EARLE  
801 507  
WALHALLA, S.C.  
803/638-2202



P-41 835

PROPERTY OF RALPH J. HOLBROOKS & BOBBIE D. HOLBROOKS  
SOUTH UNION SCHOOL DISTRICT - CENTER TOWNSHIP  
OCONEE COUNTY - SOUTH CAROLINA

13 MAY 1980  
JOB 77-507  
SCALE 1"=600'

Recorded this 15 day of Aug.  
A. D. 1980 in Vol. P-46  
Page 317 and Certified:

3205

ROY D. HARDEN  
CLERK OF COURT  
OCONEE COUNTY, S.C.

AUG 13 10 11 AM '80

*Roy D. Harden*  
C. C. C. P. B. B.

Oconee County, S. C.

John M. Russell  
Deed 70 - Page 102  
Plat by C. C. Myers  
Dtd. 29 Dec. 1921

Edwin F. Froehlich II et al  
Deed 11Y - Page 137  
Plat N - Page 10A  
Deed 12P - Page 432

Ronald L. Holbrooks  
Deed 12C - Page 292  
Plat V - Page 212

Meldonetta Davis  
Deed 12U - Page 199  
Plat R - Page 334

Garvin C. Greer  
Deed 6 C - 28

Lex W. Burton  
Deed 12M - Page 208  
Plat P40 - Page 108

4389 Ac  
1.97 R/W  
45.86 Acres

16.65 Ac  
1.13 R/W  
17.78 Acres

Julia Beth Greer &  
Harry E. Sheldon  
Deed 8A - Page 193  
Plat by J. B. Sanders  
Dtd. 30 Apr. 1885

Hal T. Holbrooks  
Deed 10K - Page 168  
Plat V - Page 212

Total Acreage: 6364

Reference: Holbrooks  
Deed 11R - Page 275 (A)  
Plat V - Page 212  
Deed 12C - Page 293 (B)  
Plat V - Page 212

"I hereby certify that the ratio of precision of the  
field survey is 1:8186.37 as shown hereon."

Wayne R. Garland R/S 5298



WAYNE R. GARLAND  
LANDMARK SURVEYS

S. C. Registration No. 5298  
Post Office Box No. 491  
219 N. Pine St., Walhalla, S. C.  
TAX MAP 17-23-28-62

P-46 317

RECORDED  
ROY D. HARDEN  
SEP 17 1984

CLERK OF COURT  
OCONEE COUNTY, S. C.

Deed  
clocked:  
3:25 PM

600 400 200 0 120

Edwin F Froehlich II et al  
Deed 11Y - Page 137  
Plat N - Page 10A  
Deed 12P - Page 432

Ronald L. Holbrooks  
Deed 12C - Page 292  
Plat V - Page 212

John M. Russell  
Deed 70 - Page 102  
Plat by C. C. Myers  
Dtd. 29 Dec. 1921

Lex W. Burton  
Deed 12M - Page 208  
Plat P40 - Page 108

Meldonetta Davis  
Deed 12U - Page 199  
Plat R - Page 334

Garvin C. Greer  
Deed 6 C - 28

Julia Beth Greer &  
Harry E. Sheldon  
Deed 8A - Page 193  
Plat by J. B. Sanders  
Dtd. 30 Apr. 1885

4389 Ac  
1.37 R/W  
45.86 Acres

16.65 Ac  
1.13 R/W  
17.78 Acres

S37-168 66' R/W

Hal T. Holbrooks  
Deed 10K - Page 158  
Plat V - Page 212

Total Acreage 6364

ed this 17 day of Sept  
1984 In Vol. P-50  
533 and Certified



"I hereby certify that the ratio of precision of the  
field survey is 1/8186.37' as shown hereon"  
Wayne R. Garland R/S 5298

Reference Holbrooks  
Deed 11R - Page 275 (A)  
Plat V - Page 212  
Deed 12C - Page 293 (B)  
Plat V - Page 212

WAYNE R. GARLAND  
LANDMARK SURVEYS  
S. C. Registration No. 5298  
Post Office Box No. 421  
219 N. Pine St., Walhalla, S. C.  
TAX MAP 17-22-56-212 4

P-50 - 533

533

# PROPERTY OF BOBBIE D. HOLBROOKS

SOUTH UNION SCHOOL DISTRICT - CENTER TOWNSHIP A D, 19 84 In Vol. P-50  
OCONEE COUNTY - SOUTH CAROLINA

Recorded this 17 day of Sept  
Page 534 and Certified  
Way R. Garland

28 AUGUST 1984  
JOB 84-2897  
SCALE 1" = 200'



Oconee County, S.C.

Bobbie D. Holbrooks  
Deed Book 12C - Page 293  
Plat Book P46 - Page 317

Location Map - No Scale

0.80 mi to  
S37-86  
0.40 mi to  
S37-85

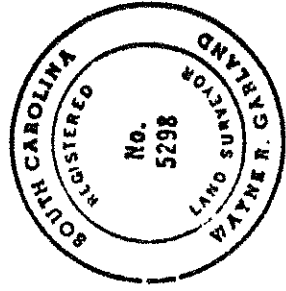
0.537 168 ft  
Deed # 37 522 - Sheet 788  
dtd 11-21-64. 66 R/W

5.80 Ac.  
0.06 R/W Ac.  
5.86 Acres

Hai T. Holbrooks  
Deed Book 10K - Page 168  
Plat Book V - Page 212

Mary Sue Sirelson  
Deed Book 14U - Page 204  
Plat Book P40 - Page 43

RECORDED  
ROY D. HARDEN  
SEP 17 1984  
CLERK OF COURT, S. C.  
OCONEE COUNTY, S. C.



WAYNE R. GARLAND  
LANDMARK SURVEYS  
S. C. Registration No. 5298  
Post Office Box No. 491  
19 E. Pine Street, Wallonia, S.C.  
Way R. Garland

"I hereby certify that the ratio of precision of the field survey is 1/6,502.67' as shown."

Wayne R. Garland R.L.S. 5298

REFERENCE: HOLBROOKS  
DEED BOOK 12C - PAGE 293  
PLAT BOOK P46 - PAGE 317

P-50 534

