

TRACT 1

Summary

Parcel ID 4-09-00-003.03
Account # 66534
MillageGroup 4M00 - 4WWPSF - SD4/WOODRUFF ROEBUCK WATER/POPLARSPRINGSFIRE
Land Size 1.069 AC
Utilities ,WELL
Fire District PSF
Site Conditions PAVED
Location Address 3537 OLD SPARTANBURG HWY
 MOORE 29369
Legal Description LOTS 1 & Z SANDRA S FRANKLIN SUR PB 133-643 PB 174-607 DB 116N-709 PB 172-489
 (Note: Not to be used on legal documents)
Neighborhood Rural Land Map Number 4-09
Property Usage Qualified Owner Occupied Residential Improved (4OOR)

Owners

[SMITH RANDY J](#)
 3537 OLD SPARTANBURG HWY
 MOORE SC 29369

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2018	0	\$162.68

Valuations

	2021	2020	2019	2018
Market Land Value	\$16,600	\$16,600	\$16,600	\$16,600
+ Market Improvement Value	\$88,300	\$88,300	\$88,300	\$113,900
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$104,900	\$104,900	\$104,900	\$130,500
Taxable Land Value	\$16,600	\$16,600	\$16,600	\$16,600
+ Taxable Improvement Value	\$88,300	\$88,300	\$88,300	\$113,900
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$104,900	\$104,900	\$104,900	\$130,500
Assessed Land Value	\$664	\$996	\$996	\$664
+ Assessed Improvement Value	\$3,532	\$5,298	\$5,298	\$4,556
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$4,196	\$6,294	\$6,294	\$5,220

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (4OOR)	1.07	Acre	ACRE	0	0

Buildings

Building ID 68430
Style Single Family / 1
Gross Sq Ft 3,860
Finished Sq Ft 1,555
Stories 1 Half Story
Condition Average
Interior Walls DRYWALL
Exterior Walls VINYL
Year Built 1989
Garage
Porch Porch Open
Effective Year Built 1989
Foundation BLOCK
Roof Type GABLE
Roof Coverage COMP SHINGLE
Flooring Type CARPET with 50% VINYL
Heating Type CENTRAL HEAT with 100% AIR CONDITIONING

DEE-2021-40482



DEE BK 133-B PG 571-573

Recorded 3 Pages on 07/22/2021 10:03:25 AM
Recording Fee: \$15.00 County Taxes: \$117.70 State Taxes: \$278.20
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

Prepared By:
TALLEY LAW FIRM, PA
134 Oakland Avenue
Spartanburg, S.C. 29302
Telephone: 864-595-2966
Fax: 864-595-2969
File: 2021-109

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that RAEC, LLC., hereinafter called "Grantor", in consideration of **ONE HUNDRED AND SEVEN THOUSAND and 00/100 (\$107,000.00) DOLLARS** to the Grantor in hand paid at and before the sealing of these presents, RANDY J. SMITH (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 **RANDY J. SMITH**, his heirs and /or assigns forever:

All that certain piece, parcel or lots of land, with improvements thereon, lying, situate and being in the State and County aforesaid, on the 'west side of Old Spartanburg Highway (S.C. Hwy. No. 197), being shown and designated as Lot 1 and Z, and part of Lot on a plat entitled "Survey for Sandra S. Franklin", prepared by Site Design, Inc., dated August 20, 2018 and recorded on August 5, 2018, in the Register of Deeds for Spartanburg County in Plat Book 174 at Page 607. Reference is made to said plat for a complete and accurate description by metes and bounds.

DERIVATION: THIS BEING THE SAME PROPERTY CONVEYED RAEC, LLC, BY DEED FROM DEBRA ANN BURKE AND ASLEY ELIZABETH BURKE RECORDED ON AUGUST 31, 2018 IN DEED BOOK 120-Z, PAGE 424, ROD OFFICE FOR SPARTANBURG COUNTY.

Grantee's Address: 3537 Old Spartanburg Hwy. Moore SC 29369
Block Map Reference: 4-09-00-003.03

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

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

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, and the Grantee's Heirs, Successors and Assigns forever. And the Grantor does hereby bind the Grantor and the Grantor's Heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and, against any person whomsoever lawfully claiming or to claim the same or any part thereof.

PLT BK 174 PG 607

WEST. PLAT.

N/F
PAVEL AND
ZOYA LEVCHENKO
DB 111/T-689
PB 174-230
TM# 4-09-00-003.05

N/F
PAVEL

WACK & COMPANY, J.
S.C. REG. NO. 10034



THE UNIVERSITY OF CHICAGO

[illegible]

SANDRA S. FRANKLIN

SITE DESIGN, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

800 E. WASHINGTON ST STE B GREENVILLE, SC 29601
PH: (864)271-0486 FAX: (864)271-0402
www.sitedesign-inc.com

AUG 23 2018
DATE

4-238 120

AUTHORIZED REPRESENTATIVE OF
SPARTANBURG COUNTY PLANNING DEPARTMENT

SPARTANBURG COUNTY PLANNING DEPARTMENT
DATE AUG 23 2018

5180856

TRACT 2

Summary

Parcel ID 4-09-00-003.00
 Account # 66529
 MillageGroup 4M00 - 4WWPSF - SD4/WOODRUFF ROEBUCK WATER/POPLARSPRINGSFIRE
 Land Size 29.92 AC
 Utilities ,WELL
 Fire District PSF
 Site Conditions PAVED
 Location Address 3537 OLD SPARTANBURG HWY
 MOORE 29369
 Legal Description W SIDE OLD SPARTANBURG HWY & S OF NETTIE KATHERINE DR
 (Note: Not to be used on legal documents)
 Neighborhood Rural Land Map Number 4-09
 Property Usage Qualified Agricultural Farm Vacant (4AGL)

Owners

LANCASTER TAMARA S
 3361 OLD SPARTANBURG HWY
 MOORE SC 29369

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2005	0	\$0.00

Valuations

	2021	2020	2019	2018
Market Land Value	\$216,678	\$216,678	\$216,678	\$216,678
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$216,678	\$216,678	\$216,678	\$216,678
Taxable Land Value	\$216,678	\$216,678	\$216,678	\$216,678
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$214,254)	(\$214,254)	(\$214,254)	(\$214,254)
= Total Taxable Value	\$2,424	\$2,424	\$2,424	\$2,424
Assessed Land Value	\$97	\$97	\$97	\$97
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$97	\$97	\$97	\$97

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4 AG FV (4AGL)	29.92	Timber	ACRE	0	0

Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
7/24/2017	\$260,000	DEE-2017-34326	116N	712	Unqualified - MULTIPLE PARCEL VALID SALE	Vacant	
9/1/1998	\$10	DEE-1998-11862	68R	153	Unqualified - FAMILY SALE	Improved	
12/1/1995	\$10,000	DEE-1995-12921	63Q	058	Unqualified - PARTIAL INTEREST	Improved	
5/1/1985	\$10,000	DEE-1985-3497	51G	159	Unqualified - OTHER	Improved	
9/1/1970	\$0		W26	025	Unqualified - OTHER	Improved	

No data available for the following modules: Fees, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

Spartanburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein; its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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Last Data Upload: 8/24/2022, 9:20:51 AM

Version 2.3.214

TRACT 2

DEED 68-R PG 153

98 OCT - 1 AM 10:46

EXEMPT

STATE OF SOUTH CAROLINA)

Address: 3543 Old Spartanburg Hwy.
Moore, SC 29369

COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

Block Map 4 09-00 003.00

RECORDED
98 OCT - 1 AM 10:49
SPARTANBURG, S.C.

KNOW ALL MEN BY THESE PRESENTS, that, DANIEL K. BURKE and DAVID M. BURKE in

consideration of Ten (\$10.00) Dollars, love and affection,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JOSEPH M. BURKE

All of our right title and interest, in and to:

All that tract or parcel of land in the County of Spartanburg, State of South Carolina, being shown and designated as Lot No. 2 on a plat for J.M. Switzer by H. Stribling, C.E., dated August, 1911, being more fully described in Deed of James M. Switzer to H.C. Switzer dated June 28, 1917, recorded in Plat Book 5-V, Page 212, and in deed of Leroy Moore, Master to Stacey M. Burnett, dated April 28, 1944, recorded in Deed Book 11-G, Page 204, Spartanburg County Records. This being a portion of the same property conveyed to David M. Burke and Carol Lynn Burke by deed recorded in the RMC Office for Spartanburg County in Deed Book 51-G, at Pages 161, on May 7, 1985, by Grantor, Charles B. Burnett. See also deed of Vera Ann Burnett Cannon, recorded May 7, 1985, Register of Deeds Office for Spartanburg County, S. C. in Deed Book 51-G at Page 159 and deed of Stacy W. Burnett, Jr., recorded May 7, 1985, Register of Deeds Office for Spartanburg County, S. C. in Deed Book 51-G at Page 160. This also being the same 1/2 interest conveyed to Daniel K. Burke by deed of Carol L. Burke in Deed Book 63-Q at Page 58, recorded December 11, 1995 Register of Deeds Office for Spartanburg County, S. C.

LESS AND EXCLUDED: All that certain lot containing 1.86 acres conveyed to Joseph M. Burke by deed recorded in Deed Book 52-B, Page 423.

LESS AND EXCLUDED: All that certain parcel known as #A containing 2.78 acres previously conveyed to John L. Turner; (P/O 4 09-00 004.01).

LESS AND EXCLUDED: All that certain parcel known as Lot # B, containing 2.0 acres, more or less, previously conveyed to Joey Burnett; (4 09-00 003.02).

LESS AND EXCLUDED: All that certain parcel known as Lot No. 1, containing 1.0 acres, conveyed to David M. Burke, recorded in Deed Book 64-D at Page 495.

LESS AND EXCLUDED: All that certain parcel known as Lot No. 2, containing 1.20 acres, conveyed to Daniel K. Burke, recorded in Deed Book 68-R, at page 149.

together with all and singular the rights members, hereditament and appurtenances to said premises belonging or in anywise 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) 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 assigns against the

11:PM 11/16/2001 98#036

\$10.00 +

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

PLAT-161P5648

PL 2007-216500
Recorded 1 Pages on 6/14/2007 4:37:20 PM
Recording Fee \$20.00 Documentary Stamp \$0.00
Sharon Ford Register
Spartanburg, S.C.

SEE MY PLAT FOR
NEXT REQUIST
DATED JUNE 14, 2007

SEE MY PLAT FOR
J. BRIAN & TAMARA S. LANCASTER
DATED JUNE 14, 2007

SEE MY PLAT FOR
DATED JUNE 14, 2007



1/2" REBAR
1/2" PIPE

NOTE OF FORMERLY
OWNED PROPERTY
S.B. 812 PAGE 180
P.B. 117 PAGE 207
P.B. 117 PAGE 205

4-09-00-002.03

76.23 AC.
SUBJECT TO ROAD R/W

CAROLINA PIPELINE SUBJECT TO R/W

4-09-00-003

Pb 2607

P.31900

TRACT 2

NOTE OF FORMERLY
OWNED PROPERTY
S.B. 804 PAGE 155
P.B. 517 PAGE 212

NOTE OF FORMERLY
OWNED PROPERTY
JOSH LAMBERT & FRANCIS TURNER
DATED JUNE 14, 2007

S 75°58'31"E 815.47'

OLD SPARTANBURG HWY.
S 28°25'26"W 883.00'

SOUTH TYGER RIVER THE LINE
TOP OF RIVER BANK

To Whom It May Concern: This is shown as being from
the Satisfaction approval process. It does not guarantee
the right of future permits or future subdivisions. All
other requirements of the Spartanburg County Unified
Development Ordinance (UDC) and the requirements of the
requirements of the Storm Water Management and
Sediment Production Regulations (487) of data must be met.

Juan F. Holliday

NOTES:
1- THERE IS NO OPINION OF TITLE GIVEN BY THE SURVEYOR.
2- THE SURVEY SHOWN HEREON REFLECTS THE RECORDED REFERENCES AS NOTED.
3- THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR RIGHTS.
4- ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

JUN 14 2007

BOUNDARY SURVEY FOR:
J. BRIAN & TAMARA S. LANCASTER
BEING A PORTION OF THE PROPERTY DESCRIBED IN O.B. 67/L PAGE 805.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
THE PROFESSIONAL LAND SURVEYORS ACT AND THE REQUIREMENTS OF THE
CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR THE SURVEY
SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS
OTHER THAN SHOWN.

COUNTY	SPARTANBURG	STATE	SOUTH CAROLINA
DATE	JUNE 14, 2007	FIELD BY	K. THORNTON
FILE NO.	4-09-00 PAR. P/O 2	GRAPHIC SCALE	0 100 200 300 FEET
SURVEYED BY: THORNTON LAND SURVEYING 1811 TWIN BRIDGE ROAD GAFFNEY, SC 29341			



Tract 3

Summary

Parcel ID 4-09-00-003.01
 Account # 66530
 MillageGroup 4M00 - 4WWPSF - SD4/WOODRUFF ROEBUCK WATER/POPLARS SPRINGS FIRE
 Land Size 1.86 AC
 Utilities ,SEPTIC,WELL
 Fire District PSF
 Site Conditions PAVED
 Location Address 3543 OLD SPARTANBURG HWY
 MOORE 29369
 Legal Description W SIDE RD 197 S OF SOUTH TYGER RIVER PB 96-255
 (Note: Not to be used on legal documents)
 Neighborhood 9994
 Property Usage Qualified Owner Occupied Residential Improved (4OOR)

Owners

SEXTON WILLIAM T
 3543 OLD SPARTANBURG HWY
 MOORE SC 29369

Exemptions

Exemption	Year	GrantYear	Amount
Paraplegic or Hemiplegic	2008	1996	\$0.00
Paraplegic or Hemiplegic	2009	1996	\$0.00
Paraplegic or Hemiplegic	2010	1996	\$0.00
Paraplegic or Hemiplegic	2011	1996	\$0.00
Paraplegic or Hemiplegic	2012	1996	\$0.00
Paraplegic or Hemiplegic	2013	1996	\$0.00

Valuations

	2021	2020	2019	2018
Market Land Value	\$14,100	\$14,146	\$25,701	\$25,701
+ Market Improvement Value	\$75,000	\$75,000	\$110,300	\$110,300
+ Market Misc Value	\$20,600	\$20,600	\$20,600	\$20,600
= Total Market Value	\$109,700	\$109,746	\$156,601	\$156,601
Taxable Land Value	\$14,100	\$14,146	\$25,701	\$25,701
+ Taxable Improvement Value	\$75,000	\$75,000	\$110,300	\$110,300
+ Taxable Misc Value	\$20,600	\$20,600	\$20,600	\$20,600
- Ag Credit Value	\$0	(\$6,476)	(\$11,831)	(\$11,831)
= Total Taxable Value	\$109,700	\$103,270	\$144,770	\$144,770
Assessed Land Value	\$564	\$307	\$831	\$831
+ Assessed Improvement Value	\$3,000	\$3,000	\$6,618	\$6,618
+ Assessed Misc Value	\$824	\$824	\$1,236	\$1,236
= Total Assessed Value	\$4,388	\$4,131	\$8,685	\$8,685

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (4OOR)	1.00	Acre	ACRE	0	0
4% OO RES IMP (4OOR)	0.86	Acre	ACRE	0	0

Buildings

Building ID 68426
 Style Single Family / 1
 Gross Sq Ft 1,950
 Finished Sq Ft 1,647
 Stories 1 Story
 Condition Average
 Interior Walls DRYWALL
 Exterior Walls BRICK
 Year Built 1986
 Garage

DEE-2020-15842



DEE BK 127-Q PG 83-84

Recorded 2 Pages on 04/15/2020 03:38:02 PM
Recording Fee: \$15.00 County Taxes: \$121.00 State Taxes: \$286.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

Prepared By:
TALLEY LAW FIRM, PA
134 Oakland Avenue
Spartanburg, S.C. 29302
Telephone: 864-595-2966
Fax: 864-595-2969
File: 20200028

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **TAMARA S. LANCASTER**, hereinafter called "Grantor", in consideration of **One Hundred Ten Thousand and 00/100 (\$110,000.00) DOLLARS** to the Grantor in hand paid at and before the sealing of these presents, by **WILLIAM T. SEXTON**, (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 **WILLIAM T. SEXTON**, Grantee's heirs and /or assigns forever:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, CONTAINING 1.86 ACRES, MORE OR LESS, AS SHOWN AND DESIGNATED UPON PLAT PREPARED FOR JOSEPH M. BURKE BY NEIL R. PHILLIPS, PLS, DATED FEBRUARY 3, 1986 AND RECORDED IN PLAT BOOK 96, PAGE 255, ROD OFFICE FOR SPARTANBURG COUNTY. FOR A MORE COMPLETE AND PARTICULAR DESCRIPTION, REFERENCE IS HEREBY MADE TO THE AFORESAID PLAT AND RECORD THEREOF.

DERIVATION: THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY DEED FROM JOSEPH M. BURKE RECORDED JULY 25, 2017 IN DEED BOOK 116-N, PAGE 712, ROD OFFICE FOR SPARTANBURG COUNTY.

Grantee's Address: 3543 OLD SPARTANBURG HIGHWAY
MOORE, SC 29369

Block Map Reference: 4-09-00-003.01

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

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

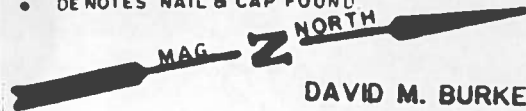
TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, and the Grantee's Heirs, Successors and Assigns forever. And the Grantor does hereby bind the Grantor and the Grantor's heirs or successors, executors and administrators to warrant and forever

4-09-00-003.01

PLAT BOOK 96 PAGE 0255

- DENOTES IRON PIN FOUND
- DENOTES NAIL & CAP FOUND

- DENOTES IRON PIN SET
- DENOTES NAIL & CAP SET



DAVID M. BURKE
D.B. 516/159

TRACT 3

RECORDED

1988 MAR -7 WILL 18

R.H.C.
SPARTANBURG, S.C.

DAVID M. BURKE
D.B. 516/159

DAVID M. BURKE
D.B. 516/159

N 10° 45' E

207.1

I.P.S. A
207.06N 10° 45' E
COLONIALP.R.E. LINE
R/W

1.86 ACRES

SUBJ. TO ROAD R/W.

N 79° 15' W

299.97

25.6'

GARAGE

ONE-STORY
BRICKLIGHT
POLEO
WELL

GRAVEL DRIVE

POWER
POLE

153.9'

83.6'

S 19° 15' E

108.9'

1105.6 TO E
TYGER RIVER

299.92

S 10° 45' W

S-42-197 - 19' PAVED

THIS PROPERTY ☐ IS ☒ IS NOT WITHIN THE 100 YEAR FLOOD PLAN
AS DEFINED BY THE FLOOD INSURANCE RATE MAP OF 1 AUG. 1984.

MEMBER S.C. SOCIETY OF PROFESSIONAL LAND SURVEYORS

SURVEY FOR:

JOSEPH M. BURKE

BEING A PORTION OF THE PROPERTY AS DESCRIBED IN D.B. 516/159. ALSO SEE
WILL 14-483 & WILL 26-025.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY
IS 1/10,000+ BEFORE BALANCING, AND THE AREA WAS DETERMINED
BY COMPUTER.

COUNTY SPARTANBURG	TOWN OR COMMUNITY: NEAR SWITZER	STATE SOUTH CAROLINA
DATE 3 FEB. 1986	BLOCK MAP SHEET 4 - 9	P/O PARCEL 3
	FIELD CHIEF NEIL O'CONNOR	DRAWN BY NANCY BERRY

SCALE 1"=50'

SURVEYED BY: NEIL R. PHILLIPS, PROFESSIONAL LAND SURVEYOR

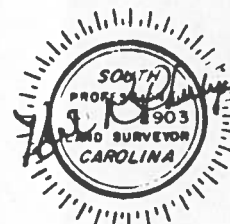
576-9868

C.F. BLACKSTOCK ROAD

MOORE, S.C.

576-9424

SEAL:



Tract 4

Summary

Parcel ID 6-46-00-002.67
Account # 130626
MillageGroup 6D00 - 6WWPSF - WOODRUFF ROEBUCK WATER DISTRICT/
Land Size 2.81 AC
Utilities ,SEPTIC,WELL
Fire District PSF
Site Conditions PAVED
Location Address 378 S MONTEREY DR
 MOORE 29369
Legal Description LOT 73A & 73B RIVER MIST PH III PB 157-444
 (Note: Not to be used on legal documents)
Neighborhood 1611
Property Usage Qualified Owner Occupied Residential Improved (40OR)



Owners

[RYAN JEREMY L](#)
 378 S MONTEREY DR
 MOORE SC 29369

Exemptions

Exemption	Year	Grant Year	Amount
Homestead	2001	0	\$0.00

Valuations

	2021	2020	2019	2018
Market Land Value	\$93,000	\$93,000	\$93,000	\$93,000
+ Market Improvement Value	\$523,000	\$523,000	\$523,000	\$523,000
+ Market Misc Value	\$69,300	\$69,300	\$69,300	\$69,300
= Total Market Value	\$685,300	\$685,300	\$685,300	\$685,300
Taxable Land Value	\$93,000	\$93,000	\$93,000	\$93,000
+ Taxable Improvement Value	\$523,000	\$523,000	\$523,000	\$523,000
+ Taxable Misc Value	\$69,300	\$69,300	\$69,300	\$69,300
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$685,300	\$685,300	\$685,300	\$685,300
Assessed Land Value	\$3,720	\$3,720	\$3,720	\$3,720
+ Assessed Improvement Value	\$20,920	\$20,920	\$20,920	\$20,920
+ Assessed Misc Value	\$2,772	\$2,772	\$2,772	\$2,772
= Total Assessed Value	\$27,412	\$27,412	\$27,412	\$27,412

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (40OR)	1.00	Lot	LOT	0	0

Buildings

Building ID 135370
Style Single Family / 1
Gross Sq Ft 7,448
Finished Sq Ft 5,500
Stories 1 Half Story
Condition Very Good
Interior Walls DRYWALL
Exterior Walls BRICK
Year Built 2005
Garage Garage (Attached)
Porch Porch Open
Effective Year Built 2005

TRACT 4

Block Map Reference No. 6-46-00-002.67

Address of Grantee: 378 S. Monterey Drive
Moore, SC 29369

DEE-2017-50826



DEE BK 117-M PG 857-858

Recorded 2 Pages on 10/27/2017 12:18:37 PM
Recording Fee: \$10.00 County Taxes: \$713.90 State Taxes: \$1,687.40
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Gary A. Gramiccioni**, ("Grantor") in consideration of Six Hundred Forty-Nine Thousand and No/100 Dollars (\$649,000.00), the receipt of which is hereby acknowledged, has (have) granted, bargained, sold, and released, and by these presents, do(es) grant, bargain, sell and release unto **Jeremy L. Ryan**, ("Grantee") his heirs and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, known as 378 South Monterey Drive, being shown and designated as Lot No. 73-A containing 1.14 acres, more or less and Lot No. 73-B containing 1.87 acres, more or less on a plat of Phase III, River Mist dated August 30, 2004 and recorded in Plat Book 157, Page 444, Office of the Register of Deeds for Spartanburg County, S.C. For a more complete and particular description, reference is hereby made to the above referred to plats and records thereof.

This being the same property conveyed to Gary A. Gramiccioni and Cristiane M. Gramiccioni by deed of Albert B. Bullington, Jr. and Lynn D. Bullington dated November 10, 2016 and recorded in Deed Book 113-X, Page 657, Office of the Register of Deeds for Spartanburg County, S.C. See also Deed from Gary A. Gramiccioni and Cristiane M. Gramiccioni to Gary A. Gramiccioni dated December 21, 2016 and recorded in Deed Book 114-G, page 557, Office of the Register of Deeds for Spartanburg County, S.C.

The above referenced property is conveyed subject to any restrictive covenants, set back lines, zoning ordinances, utility easements and rights of ways, if any, as may be recorded in the Office of the Register of Deeds for Spartanburg County, S.C.

Together with all and singular the rights, members, hereditaments and appurtenances to 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 Grantee(s), and the Grantee's(s') heirs (or successors) 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 the said premises unto the Grantees(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 restrictions and easements of record, if any.

Tract 5

Summary

Parcel ID 6-46-00-002.66
 Account # 130625
 Millage Group 6D00 - 6WWPSF - WOODRUFF ROEBUCK WATER DISTRICT/
 Land Size 3.31 AC
 Utilities ,WELL,SEPTIC
 Fire District PSF
 Site Conditions PAVED
 Location Address 375 S MONTEREY DR
 MOORE 29369
 Legal Description LOT 72A & 72B RIVER MIST PH 111 PB 157-444
 (Note: Not to be used on legal documents)
 Neighborhood 1611
 Property Usage Qualified Owner Occupied Residential Improved (40OR)

Owners

NAIL LESTER C & LINDA CAROL
 375 S MONTEREY DR
 MOORE SC 29369

Exemptions

Exemption	Year	Grant Year	Amount
Homestead	2002	0	\$0.00

Valuations

	2021	2020	2019	2018
Market Land Value	\$55,000	\$55,000	\$55,000	\$55,000
+ Market Improvement Value	\$478,800	\$478,800	\$478,800	\$478,800
+ Market Misc Value	\$19,600	\$19,600	\$19,600	\$19,600
= Total Market Value	\$553,400	\$553,400	\$553,400	\$553,400
Taxable Land Value	\$55,000	\$55,000	\$55,000	\$55,000
+ Taxable Improvement Value	\$478,800	\$478,800	\$478,800	\$478,800
+ Taxable Misc Value	\$19,600	\$19,600	\$19,600	\$19,600
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$553,400	*\$553,400	*\$553,400	*\$553,400
Assessed Land Value	\$2,200	\$2,200	\$2,200	\$2,200
+ Assessed Improvement Value	\$19,152	\$19,152	\$19,152	\$19,152
+ Assessed Misc Value	\$784	\$784	\$784	\$784
= Total Assessed Value	\$22,136	\$22,136	\$22,136	\$22,136

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (40OR)	1.00	Lot	LOT	0	0

Buildings

Building ID 135369
 Style Single Family / 1
 Gross Sq Ft 6,908
 Finished Sq Ft 3,684
 Stories 1 Story
 Condition Very Good
 Interior Walls DRYWALL
 Exterior Walls BRICK
 Year Built 2007
 Garage Garage (Attached)
 Porch Porch Open
 Effective Year Built 2007
 Foundation BRICK
 Roof Type MIXED
 Roof Coverage COMP SHINGLE
 Flooring Type HARDWOOD with 25% TILE
 Heating Type CENTRAL HEAT with 100% AIR CONDITIONING

Tract 5

DEED 88 - UPG 558

Address of Grantee:
375 S. Monterey Drive
Moore, SC 29369

DEE-2007-31263
Recorded 2 Pages on 6/13/2007 10:20 37 AM
Recording Fee: \$10.00 Documentary Stamps: \$2,083.10
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Allan J. Bennett Construction, Inc.** ("Grantor"), in consideration of Five Hundred Sixty Three Thousand and No/100 Dollars (\$563,000.00) the receipt of which is hereby acknowledged, has/have granted, bargained, sold and released, and by these presents do(es) grant, bargain, sell and release unto **Lester C. Nail and Lindacarol Nail** ("Grantee"), the Grantee's heirs (or successors) and assigns forever the following property, to-wit:

All that certain piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, situate, lying and being on 375 South Monterey Drive and being shown and designated as Lot No. 72 A and 72B on a Plat of Phase 3, River Mist dated August 30, 2004, made by Husky & Husky, Inc., recorded in Plat Book 157, Page 444, ROD Office for Spartanburg County. Lot #72A contains 1.19 Acres, Lot #72B contains 2.12 Acres in the flood plain. For a more detailed description, reference is hereby made to the plat above referred to.

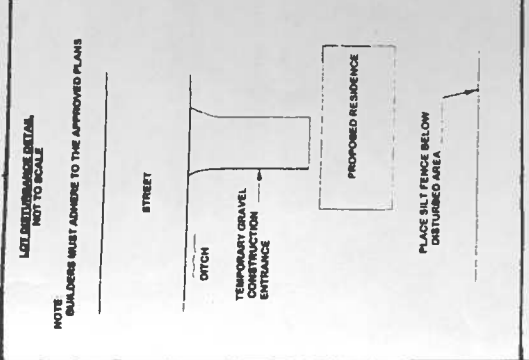
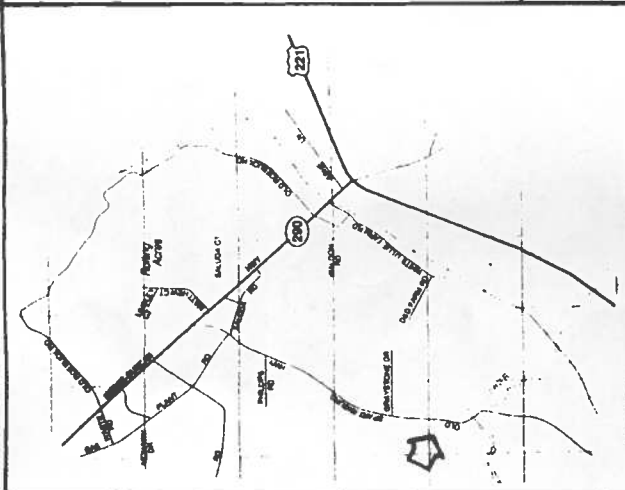
This being the same property conveyed to Allan J. Bennett Construction, Inc. by Deed of Westside Property, Inc., dated April 5, 2006 and recorded in Deed Book 85-M at Page 243, RMC Office for Spartanburg County.

Tax Map # 6-46-00-002.66

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

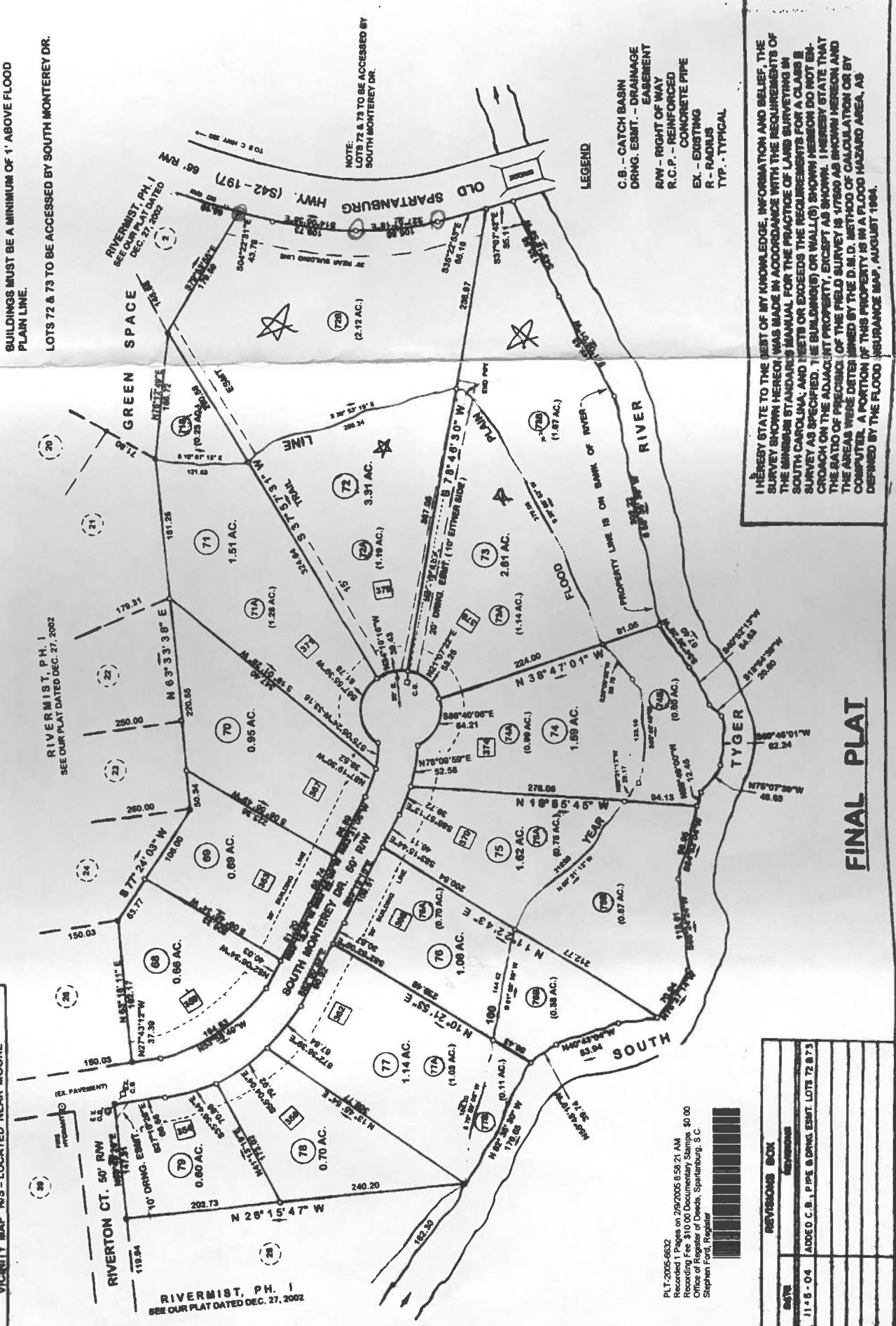
TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns forever.

And the Grantor(s) 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 assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.



PLAT-15786444
6-46-00-002.67
6-46-00-002.66
TRA 4-5

NOTES
NO TITLE SEARCH BY HUSKEY & HUSKEY, INC.
PROPERTY SUBJECT TO EASEMENTS OF RECORD.
UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
PROPERTY SUBJECT TO FLOODING ALONG BANKS OF CREEK, STREAM OR BRANCH AS SHOWN.
ADDRESS LOCATED IN BOX ON EACH LOT.
ADDRESS FOR LOTS WITH TWO STREET NUMBERS TO BE DETERMINED BY PLACEMENT OF HOME.
BEARINGS AND DISTANCES ALONG CURVES OR CUL-DE-SACS ARE CHORDS.
A 5' EASEMENT IS RESERVED ON ALL REAR AND SIDE LOT LINES FOR DRAINAGE AND UTILITIES.
1/4" REBAR SET ON ALL CORNERS, UNLESS NOTED.
• DENOTES OLD 1/4" REBAR ON CORNER.
BUILDING LINES (FROM PROPERTY LINES)
FRONT - 30.00'
REAR - 20.00' (EXCEPT LOTS 75 & 76, WHICH IS 30')
SIDE - 10.00'
A PORTION OF THIS PROPERTY LOCATED IN FLOOD ZONE 'A' AS SHOWN ON F.E.M.A. MAP COMMUNITY PANEL NO. 480178 - 01618 DATED AUG. 1, 1984.
BUILDINGS MUST BE A MINIMUM OF 1' ABOVE FLOOD PLAIN LINE.
LOTS 72 & 73 TO BE ACCESSED BY SOUTH MONTEREY DR.



PLT-2005-6830
Recorded 1 Pages on 2/9/2005 8:58:21 AM
Recording Fee \$10.00 Documentary Stamp \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register

REVISIONS BOX	
DATE	REVISION
11-8-04	ADDED C.B., PIPE & DRAINAGE EXIST. LOTS 72 & 73

FINAL PLAT

CERTIFICATE OF SUBDIVISION/ LAND DEVELOPMENT APPROVAL	
I, THE UNDERSIGNED CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS RECORDED IN THE MINUTES OF THE SPARTANBURG COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.	
FEB 09 2005	Chairman, Secretary or Planning Director Spartanburg County Planning Commission
CERTIFICATE OF OWNERSHIP DEDICATION & GRANT	
I, (WE) THE UNDERSIGNED AS OWNER(S) OF THIS PROPERTY DO HEREBY ADOPT THIS PLAT OF MY (OUR) FREE CONSENT. I (WE) HEREBY OFFER FOR DEDICATION THE EASEMENTS AND STREET RIGHTS-OF-WAY OF THIS SUBDIVISION AND ESTABLISH MINIMUM SETBACK RESTRICTIONS AS INDICATED ON THIS PLAT. PROVIDED THIS PLAT IS RECORDED AS REQUIRED BY SECTION 1.7.	
2-9-05	NAME
DATE	NAME
CERTIFICATE OF ACCURATE SURVEY	
I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/75000+ AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE D.M.D. METHOD OF AREA CALCULATION.	
DEED BOOK 78X PP. 824	PLAT BOOK 137 PP. 88
BLOCK MAP 8-46-00-010.2.01	
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE.	
AUG. 30, 2004	DATE
4785	S.C. REG. NO.
PROFESSIONAL REGISTERED LAND SURVEYOR	
RIVERMIST PHASE III	
SPARTANBURG COUNTY - SOUTH CAROLINA	
OWNER/DEVELOPER	
ENGINEER	
SURVEYOR	
THE MUTT COMP. 8000 MEADOWS DR. SPARTANBURG, SC 29307 PHONE 878-0181	
NUMBER OF ACRES DATE MILES OF NEW ROAD REVISED SET	
NUMBER OF LOTS DATE MILES OF NEW ROAD REVISED SET	

TRACT 6

Summary

Parcel ID 6-46-00-002.61
 Account # 130620
 MillageGroup 6D00 - 6WWPSF - WOODRUFF ROEBUCK WATER DISTRICT/
 Land Size 0.71 AC
 Utilities ,SEPTIC,WELL
 Fire District PSF
 Site Conditions PAVED
 Location Address NETTIE KATHERINE DR
 MOORE 29369
 Legal Description PO LT 2 RIVER MIST PH 1 PB 154-573 156-416 DB 104C-931
 (Note: Not to be used on legal documents)
 Neighborhood 1611
 Property Usage Non-Qualified Regular Residential Vacant (6RGP)

Owners

[WESTSIDE PROPERTY INC.](#)
 1701 JOHN B WHITE SR BLV
 SPARTANBURG SC 29301

Exemptions

Exemption	Year	GrantYear	Amount
N	2002	0	\$0.00

Valuations

	2021	2020	2019	2018
Market Land Value	\$500	\$500	\$500	\$500
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$500	\$500	\$500	\$500
Taxable Land Value	\$500	\$500	\$500	\$500
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$500	*\$500	*\$500	*\$500
Assessed Land Value	\$30	\$30	\$30	\$30
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$30	\$30	\$30	\$30

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Developer Multiple Lot Discount	LOT	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
7/1/2002	\$0		DEE-2002-15242	76X	824	Unqualified - OTHER	Improved	
1/1/1997	\$0		DEE-1997-3053	65P	955	Unqualified - OTHER	Improved	

No data available for the following modules: Fees, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

Spartanburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/24/2022, 9:20:51 AM

Developed by
 **Schneider**
 GEOSPATIAL

Version 2.3.214

TRACT 7

Summary

Parcel ID 6-46-00-002.60
Account # 130619
MillageGroup 6D00 - 6WWPSF - WOODRUFF ROEBUCK WATER DISTRICT/
Land Size 1.2 AC
Utilities ,SEPTIC,WELL
Fire District PSF
Site Conditions PAVED
Location Address NETTIE KATHERINE DR
 MOORE 29369
Legal Description P/O LOT 2 RIVER MIST PH 1 PB 154-573 PB 156-416 PB 166-527 DB 104C-931
 (Note: Not to be used on legal documents)
Neighborhood 1611
Property Usage Non-Qualified Regular Residential Vacant (6RGP)

Owners

[WESTSIDE PROPERTY INC](#)
 1701 JOHN B WHITE SR BLV
 SPARTANBURG SC 29301

Valuations

	2021	2020	2019	2018
Market Land Value	\$3,700	\$3,700	\$3,700	\$3,700
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$3,700	\$3,700	\$3,700	\$3,700
Taxable Land Value	\$3,700	\$3,700	\$3,700	\$3,700
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$3,700	*\$3,700	*\$3,700	*\$3,700
Assessed Land Value	\$222	\$222	\$222	\$222
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$222	\$222	\$222	\$222

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Developer Multiple Lot Discount	LOT	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
7/1/2002	\$0		DEE-2002-15242	76X	824	Unqualified - OTHER	Improved	
1/1/1997	\$0		DEE-1997-3053	65P	955	Unqualified - OTHER	Improved	

No data available for the following modules: Exemptions, Fees, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

Spartanburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/24/2022, 9:20:51 AM

Version 2.3.214

Developed by

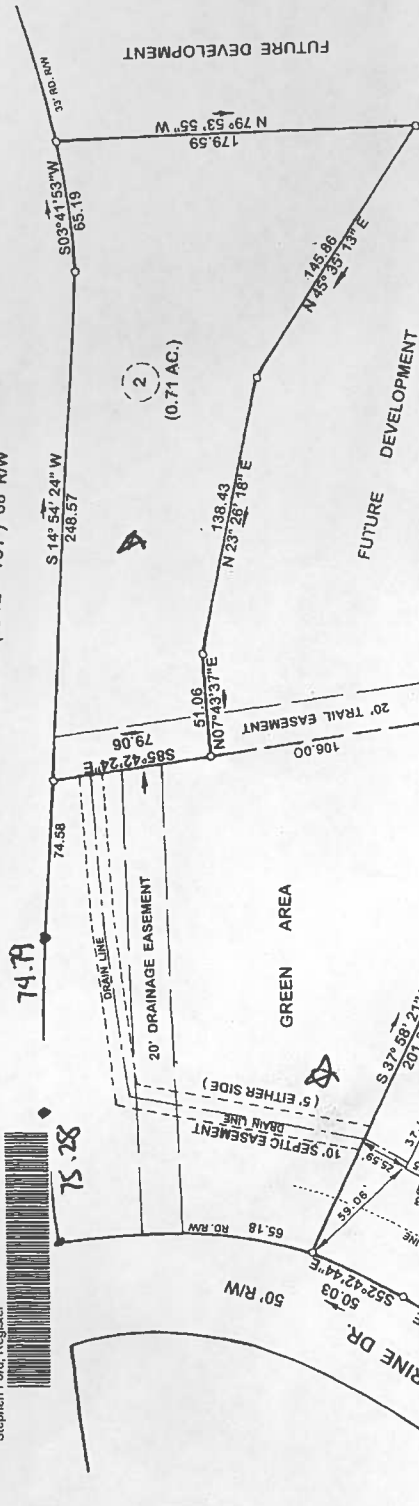

6-46-00-002.61
6-46-00-002.60

TRACT 6-7

PLAT-156PG416

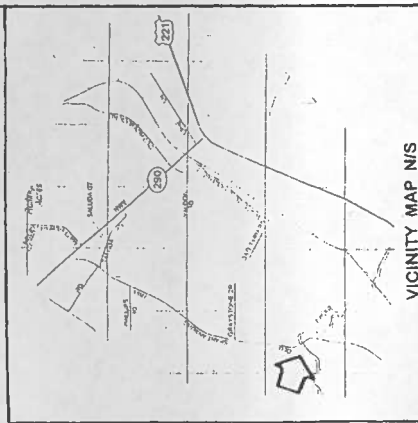
PLT-2004-35860
Recorded on 7/13/2004 11:38:52 AM
Recording Fee: \$10.00 Documentary Stamp: \$0.00
Office of Registrar of Deeds, Spartanburg, S.C.
Stephen Ford, Register

OLD SPARTANBURG HWY. (S42 - 197) 66' RW



1.40 AC. TOTAL

VICINITY MAP N/S



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 B SURVEY, AS SPECIFIED. THE BUILDING(S) OR WALL(S) SHOWN HEREON DO NOT ENCROACH ON THE ADJACENT PROPERTY, EXCEPT AS SHOWN. I HEREBY STATE THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7500 AS SHOWN HEREON AND THE AREAS WERE DETERMINED BY THE D. M. D. METHOD OF CALCULATION OR BY COMPUTER. (THIS PROPERTY) ~~IS NOT IN A FLOOD HAZARD AREA, AS DEFINED BY THE FLOOD INSURANCE MAP, AUGUST 1984.~~

REF. DEED BOOK 76 X, PP. 824.

CLOSING SURVEY FOR

WESTIDE PROPERTIES, INC.

LOCATED NEAR MOORE - LOT 2, RIVER MIST SUBD., PH. 1
105 NETTIE KATHERINE DR.

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

COUNTY:	COUNTY BLOCK MAP:	STATE:
SPARTANBURG	6 - 46 - 00 - p/o 2.01	SOUTH CAROLINA
DATE: JUNE 29, 2004	FIELD BOOK	FIELD CHIEF
REVISED:	B. E. H.	S. H. D.
SCALE 1" = 60'	0 30 60 120 180	CKD BY
		B. E. H.
HUSKEY & HUSKEY, INC. - PROFESSIONAL LAND SURVEYORS		
2939 CHESNEE HWY. - SPARTANBURG, SC 29307		
Job No.	LOT 2	REG. NO. 4785

Bethusky

E-3073

NOTES

- NO TITLE SEARCH BY HUSKEY & HUSKEY, INC.
- PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
- REF. PLAT FOR RIVER MIST, PH. 1 BY THIS OFFICE DATED DEC. 27, 2002.
- OLD 1/2" REBAR ON CORNERS, UNLESS NOTED.
- COMPUTED POINTS IN POND.
- 0.71 AC. PORTION OF LOT 2 IS A SEPTIC EASEMENT.

FOR RECORDATION PURPOSES ONLY

Erving *Since JUL 08 2004*

Summary

Parcel ID 6-46-00-002.06
Account # 130565
MillageGroup 6D00 - 6WWPSF - WOODRUFF ROEBUCK WATER DISTRICT/
Land Size 1.31 AC
Utilities ,WELL,SEPTIC
Fire District PSF
Site Conditions PAVED
Location Address 111 NETTIE KATHERINE DR
 MOORE 29369
Legal Description LOT 3 RIVER MIST PHASE I PB 154-573
 (Note: Not to be used on legal documents)
Neighborhood 1611
Property Usage Qualified Owner Occupied Residential Improved (40OR)

TRACT 8

Owners

STILL PATRICK L III &
 111 NETTIE KATHERINE DR
 MOORE SC 29369

STILL JENNIFER B
 111 NETTIE KATHERINE DR
 MOORE SC 29369

Valuations

	2022	2021	2020	2019
Market Land Value	\$68,800	\$68,800	\$68,800	\$68,800
+ Market Improvement Value	\$321,600	\$321,600	\$297,000	\$297,000
+ Market Misc Value	\$19,000	\$6,400	\$0	\$0
= Total Market Value	\$409,400	\$396,800	\$365,800	\$365,800
Taxable Land Value	\$66,853	\$67,079	\$68,800	\$68,800
+ Taxable Improvement Value	\$314,467	\$314,241	\$297,000	\$297,000
+ Taxable Misc Value	\$19,000	\$6,400	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$400,320	*\$387,720	*\$365,800	*\$365,800
Assessed Land Value	\$2,674	\$2,683	\$2,752	\$2,752
+ Assessed Improvement Value	\$12,579	\$12,570	\$11,880	\$11,880
+ Assessed Misc Value	\$760	\$256	\$0	\$0
= Total Assessed Value	\$16,013	\$15,509	\$14,632	\$14,632

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (40OR)	1.00	Lot	LOT	0	0

Buildings

Building ID 135309
Style Single Family / 1
Gross Sq Ft 5,364
Finished Sq Ft 3,831
Stories 2 Story
Condition Very Good
Interior Walls DRYWALL
Exterior Walls BRICK
Year Built 2006
Garage Garage (Attached)
Porch Porch Open
Effective Year Built 2006
Foundation BRICK
Roof Type GABLE
Roof Coverage COMP SHINGLE
Flooring Type HARDWOOD with 50% CARPET
Heating Type CENTRAL HEAT with 100% AIR CONDITIONING
Full Bathrooms 3
Half Bathrooms 0
3/4 Bathrooms 0
Grade A
Grade Description A

TRACT 8

EXHIBIT A

ALL that piece, parcel or lot of land, situate and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 3, as shown on survey prepared for Phase I, River Mist by Huskey & Huskey, Inc., dated December 27, 2002 and recorded in Plat Book 154, Page 573, RMC Office for Spartanburg County, S.C.

The above described property is conveyed subject to the Restrictive Covenants as recorded in Deed Book 78-L, Page 80 and Deed Book 85-J at page 213, RMC Office for Spartanburg County, S.C.

THIS being the same property conveyed to Patrick L. Still, III and Jennifer B. Still by deed of Cartus Financial Corporation, a Delaware Corporation dated October 25, 2010, recorded November 23, 2010 in Deed Book 97J at Page 587 in the Spartanburg County Register of Deeds Office.

Spartanburg County Tax Map #: 6-46-00-002.06

Property Address: 111 Nettie Katherine Drive, Moore, SC 29369

NOTES:
NO TITLE SEARCH BY HUSKEY & HUSKEY, INC.
PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.
UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
PROPERTY SUBJECT TO FLOODING ALONG BANKS OF
CREEK, STREAM OR BRANCH AS SHOWN.
BEARINGS AND DISTANCES ALONG CURVES

FOR FLOOD PLAN INFORMATION SEE
COMMUNITY MAP PANEL NO 450176-016B
IF FLOOD INSURANCE MAP DATED AUG 1,
1984.
1. RETAIL SET ON ALL CURNERS,
MINI SIGN NOTED
ADDRESS LOCATED IN BOX ON EACH LOT.
LOTS 1 AND 2 AND 5 AND 6 HAVE BEEN
COMBINED.
ADDRESS FOR LOTS 1 WITH TWO ADDRESSES
ON WHICH ROAD RESIDENCE IS FACING.
LOT 27 OMITTED FROM THIS PHASE.
EXTRA PORTIONS HAVE BEEN ADDED TO LOTS
2 AND 1 AS REQUIRED BY SPARTANBURG COUNTY

HEREY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA; AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS D SURVEY AS SPECIFIED. THE BUILDING(S) OR WALL(S) SHOWN HEREON DO NOT ENCROACH ON THE ADJACENT PROPERTY, EXCEPT AS SHOWN. I HEREBY STATE THAT THE RATIO OF PRECISION OF THE SURVEY, DETERMINED BY THE D. 17500 AS SHOWN HEREON, IS 1:10,000 OR BETTER, AS DETERMINED BY THE D. 17500 AS SHOWN HEREON. THE SURVEY WAS MADE BY COMPUTER. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA, AS DEFINED BY THE FLOOD INSURANCE MAP, AUGUST 1984.

**CERTIFICATE SUBDIVISION /
AND DEVELOPMENT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS RECORDED IN THE MINUTES OF THE SPARTANBURG COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORING IN THE OFFICE OF THE COUNTY REGISTER.

AUG 05 2013

CERTIFICATE OF OWNERSHIP
DEDICATION & GRANT

(WE) THE UNDERSIGNED AS OWNERS) OF THIS PROPERTY DO HEREBY ADOPT THIS PLAN OF MINOR) FREE CONSENT. (WE) HEREBY OFFER FOR DEDICATION THE EASEMENTS AND STREET RIGHTS- OF-WAY OF THIS SUBDIVISION AND ESTABLISH MINIMUM SET BACK RESTRICTIONS AS INDICATED ON THIS PLAN, PROVIDED : 1. PLAT IS RECORDED AS REQUIRED BY SECTION 17.

CERTIFICATE OF ACCURATE SURVEY

LIBRARY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:500. AS SHOWN HEREON AND THE METHOD OF AREA CALCULATION, M.D. METHOD OF AREA CALCULATION.

REFERENCE: DEED BOOK 337, PP. 315
PLAT BOOK 137, P. 201

BLOCK MAP 137-300-201

THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE SPARTANBURG COUNTY UNIFIED AND MANAGED LAND ORDINANCE.

200

DATE	4705	3. C REG. NO.	NO. Q20831	FIELD BK. 22-08-31	FIELD CHIEF D E A	DRW. BY S H D
PROFESSIONAL REGISTERED LAND SURVEYOR						

RIVER MIST

PHASE I

COUNTY SOUTH CAROLINA

OWNER(S) / DEVELOPER(S)
HUGH ATKINS

576-0902
RTAMBURG, SC 29301
O' REIDVILLE RD.

ENGINEER

THE NUTT CORP
5506 REIDVILLE RD
MOORE, SC 29369

9307	11 587 - 6 85
------	---------------

4 MILES OF NEW ROAD C.71
SEE BOX

DATE DEC 27 2002 REVISED AT LEFT _____

SCALE 1" = 100'

508-5



FINAL PLAT

JOB. 020831	F. B. - 02-08-31	F. C. - B. E. H.
DATE	REVISIONS	
5 - 01 - 03	ADD ESMT. & PYMT. NOTES	
7 - 25 - 03	COMBINED LOTS 1 & 2, 5 & 6	
7 - 25 - 03	ADDED EXTRA PORTION TO LOTS 2 & 5	

PLAT-154P573

PLJ 2003-49378
Recorded 1 Pages on 8/5/2003 2 02 22 PM
Recording Fee \$20.00 Documentary Stamps, \$0.00
Office of Registrar of Deeds, Spartanburg, S C
Stephen Ford Register

LINE	BEARING	DISTANCE
1	N65°09'25"E	54.88
2	N82°10'50"E	42.20
3	N82°10'50"E	74.69
4	N73°03'46"E	37.55
5	N73°03'46"E	36.52
6	N63°04'54"E	36.52
7	N63°04'54"E	31.60
8	N61°25'12"E	41.68
9	N61°22'25"W	41.68
10	N61°23'35"W	30.99
11	S59°16'25"W	60.33
12	S59°16'25"W	75.38
13	N61°05'15"W	75.38
14	N47°03'33"W	107.24
15	N62°29'43"W	47.10
16	S77°31'25"W	52.40
17	S64°59'28"E	52.40
18	S64°59'28"E	52.40
19	S67°00'46"E	28.67
20	S67°00'46"E	28.67
21	S40°19'12"E	38.01
22	S40°03'12"W	46.52
23	N65°09'25"E	31.62
24	N65°09'25"E	20.91
25	N61°23'35"W	39.15
26	N27°40'40"W	9.56
27	N01°12'07"W	31.26
28	N01°12'07"W	31.26
29	N27°40'40"W	14.86
30	N27°40'40"W	38.20
31	N46°01'19"E	38.25
32	S29°41'56"E	27.81
33	S29°41'56"E	27.81
34	S74°03'31"E	49.50
35	S74°03'31"E	49.50
36	S58°47'20"E	21.46
37	N75°13'46"E	51.25
38	N75°13'46"E	46.46
39	S70°05'13"W	29.05
40	S70°05'13"W	29.05
41	S59°29'31"W	45.46

TRACT 9

Summary

Parcel ID 6-46-00-002.03
 Account # 130562
 MillageGroup 6D00 - 6WWPSF - WOODRUFF ROEBUCK WATER DISTRICT/
 Land Size 0.77 AC
 Utilities ,WELL,SEPTIC
 Fire District PSF
 Site Conditions PAVED
 Location Address N MONTEREY DR
 MOORE 29369
 Legal Description E SIDE N MONTEREY DR & W SIDE OLD SPARTANBURG HWY RIVER MIST SUB PH II PB 157-443 DB 104C-931
 (Note: Not to be used on legal documents)
 Neighborhood 1611
 Property Usage Non-Qualified Regular Residential Vacant (6RGP)

Owners

[WESTSIDE PROPERTY INC](#)
 1701 JOHN B WHITE SR BLVD
 SPARTANBURG SC 29301

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2003	0	\$0.00

Valuations

	2021	2020	2019	2018
Market Land Value	\$3,700	\$3,700	\$3,700	\$3,700
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$3,700	\$3,700	\$3,700	\$3,700
Taxable Land Value	\$3,700	\$3,700	\$3,700	\$3,700
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$3,700	*\$3,700	*\$3,700	*\$3,700
Assessed Land Value	\$222	\$222	\$222	\$222
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$222	\$222	\$222	\$222

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Developer Multiple Lot Discount	LOT	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
7/1/2002	\$0		DEE-2002-15242	76X	824	Unqualified - OTHER	Improved	
1/1/1997	\$0		DEE-1997-3053	65P	955	Unqualified - OTHER	Improved	

Available for the following modules: Fees, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

Spartanburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are made for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change in the next certified taxroll.

[Privacy Policy](#)
[Privacy Notice](#)

Updated: 8/24/2022, 9:20:51 AM

Developed by

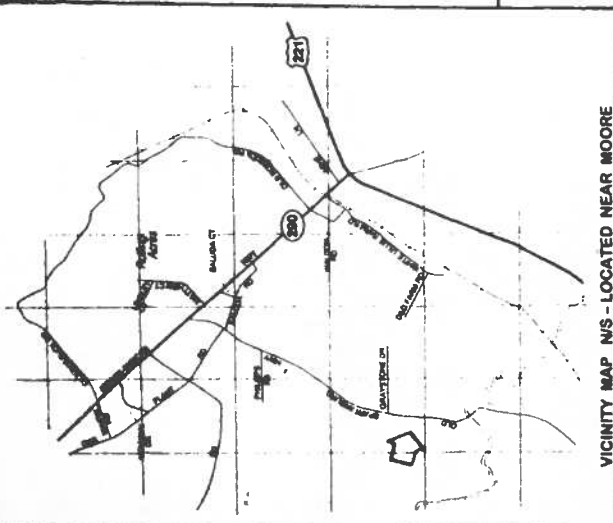
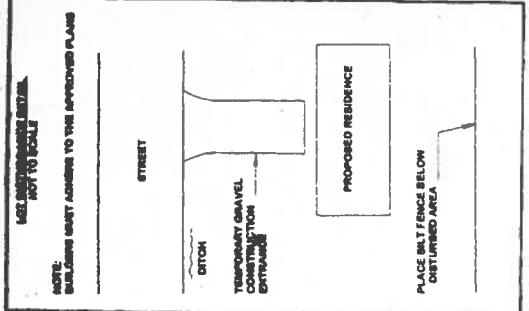

Version 2.3.214

TRACT 9

PLAT-157 PCL 43

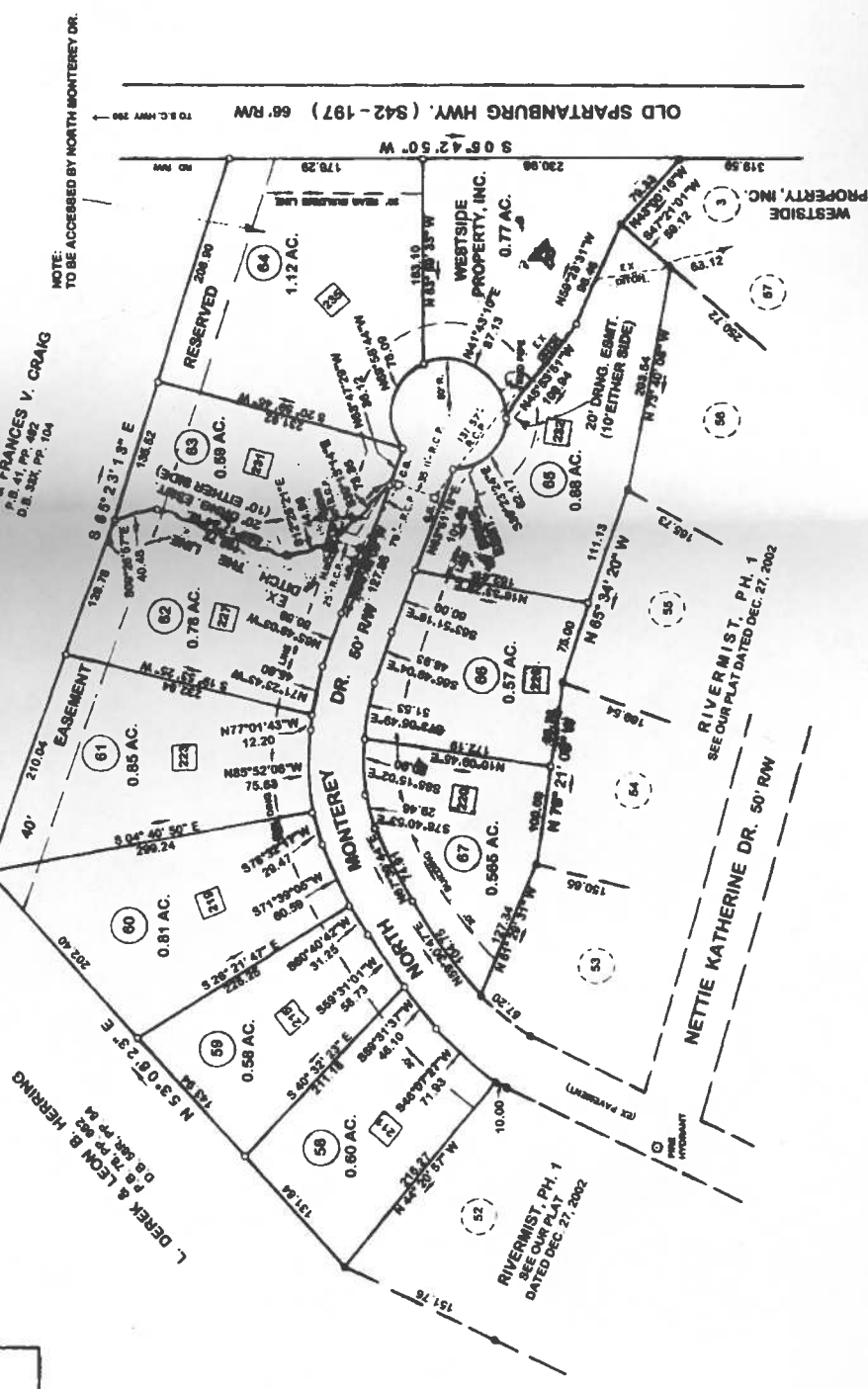
FINAL PLAT

6-46-00-002.03



VICINITY MAP NS - LOCATED NEAR MOORE

PLT-2005-6831
Recorded 1 Pages on 2/9/2005 6:50:00 AM
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Registrar of Deeds, Spartanburg, S.C.
Shapiro & Shapiro, LLC
Spartanburg, SC 29307



NOTE: TO BE ACCESSED BY NORTH MONTEREY DR.

LEWIS M. & FRANCES V. CRAIG
P.B. 41, PP. 402
O.B. 32, PP. 104

LEWIS M. CRAIG
P.B. 91, PP. 905
O.B. 765, PP. 125

PLACE 1/2" FENCE BELOW
DISTURBED AREA

REVISIONS BOX	
DATE	REVISIONS
11-5-04	ADDED J.B. & HEADWALL TO LOTS 62 & 63

COMMUNITY
MOORE
ZIP CODE
29369

LEGEND

- C.B. - CATCH BASIN
- DRNG. ESMT. - DRAINAGE EASEMENT
- RW - RIGHT OF WAY
- R.C.P. - REINFORCED CONCRETE PIPE
- EX - EXISTING
- R - RADIUS
- TYP. - TYPICAL
- J.B. - JUNCTION BOX
- H.W. - HEADWALL

NOTES

- NO TITLE SEARCH BY HUSKEY & HUSKEY, INC.
- PROPERTY SUBJECT TO EASEMENTS OF RECORD.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- PROPERTY SUBJECT TO FLOODING ALONG BANKS OF CREEK, STREAM OR BRANCH AS SHOWN.
- ADDRESS LOCATED IN BOX ON EACH LOT.
- ADDRESS FOR LOTS WITH TWO STREET NUMBERS TO BE DETERMINED BY PLACEMENT OF HOME.
- BEARINGS AND DISTANCES ALONG CURVES OR CUL-DE-SACS ARE CHORDS.
- A 5' EASEMENT IS RESERVED ON ALL REAR AND SIDE LOT LINES FOR DRAINAGE AND UTILITIES.
- 1/2" REBAR SET ON ALL CORNERS, UNLESS NOTED.
- DENOTES OLD 1/2" REBAR ON CORNER.
- BUILDING LINES (FROM PROPERTY LINES)
FRONT - 30.00'
REAR - 20.00' (EXCEPT LOT 64, WHICH IS 30')
SIDE - 10.00'
- LOT 64 TO BE ACCESSED BY NORTH MONTEREY DR.

CERTIFICATE OF SUBDIVISION/
LAND DEVELOPMENT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS RECORDED IN THE MINUTES OF THE SPARTANBURG COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

FEB 09 2005

DATE

CHAIRMAN, SECRETARY OR
PLANNING DIRECTOR SPARTANBURG
COUNTY PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP
DEDICATION & GRANT

I, (WE) THE UNDERSIGNED AS OWNER(S) OF THIS PROPERTY DO HEREBY ADOPT THIS PLAT OF MY (OUR) FREE CONSENT. I (WE) HEREBY OFFER FOR DEDICATION THE EASEMENTS AND STREET RIGHTS-OF-WAY OF THIS SUBDIVISION AND ESTABLISH MINIMUM SETBACK RESTRICTIONS AS INDICATED ON THIS PLAT, PROVIDED THIS PLAT IS RECORDED AS REQUIRED BY SECTION 1.7.

2-9-05

DATE

NAME

DATE

NAME

CERTIFICATE OF ACCURATE SURVEY

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7500+ AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE D.M.D. METHOD OF AREA CALCULATION.

DEED BOOK 76 X 137 PP. 824
BLOCK MAP 6-46-00-002.01

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE.

AUG. 26, 2004

DATE

PROFESSIONAL REGISTERED
LAND SURVEYOR

4785

S.C. REG. NO.

JOE M.D. HUSKEY FIELD B.C. 2-10 FIELD CAMP. S.E.D. D.M.D. 97. S.A.D.

NAME OF SUBDIVISION

RIVERMIST

PHASE II

SPARTANBURG COUNTY - SOUTH CAROLINA

OWNER/DEVELOPER
WESTSIDE PROPERTY, INC.
1701 JOHN B. WHITE, JR. BLVD.
SPARTANBURG, SC 29307
PHONE 578-0002

SURVEYOR
HUSKEY & HUSKEY, INC.
2330 CHEMEE HWY.
SPARTANBURG, SC 29307
PHONE 578-5571

ENGINEER

THE NUTT CORP.
5505 REIDVILLE RD.
MOORE, SC 29369
PHONE 587-8185

NUMBER OF ACRES 8.113 MILES OF NEW ROAD 0.32
NUMBER OF LOTS 38 DATE AUG. 26, 2004 REVISED 511, 805

SCALE 1" = 100'



TRACT 10

Summary

Parcel ID 6-46-00-002.80
Account # 130639
MillageGroup 6D00 - 6WWPSF - WOODRUFF ROEBUCK WATER DISTRICT/
Land Size 1.64 AC
Utilities ,SEPTIC,WELL,WELL,SEPTIC
Fire District PSF
Site Conditions PAVED
Location Address 235 N MONTEREY DR
 MOORE 29369
Legal Description LOTS 63 & 64 RIVER MIST PH 2 PB 157-443 PB 172-506 DB 104C-931
 (Note: Not to be used on legal documents)
Neighborhood 1611
Property Usage Qualified Owner Occupied Residential Improved (40OR)



Owners

[KLIM JOSEPH A &](#)
 235 N MONTEREY DR
 MOORE SC 29369

[KLIM PAULA S](#)
 235 N MONTEREY DR
 MOORE SC 29369

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2019	0	\$327.60
Homestead	2020	0	\$327.60
Homestead	2021	0	\$334.60
Homestead	2022	0	\$331.20
N	2003	0	\$0.00

Valuations

	2022	2021	2020	2019
Market Land Value	\$93,500	\$93,500	\$93,500	\$93,500
+ Market Improvement Value	\$381,500	\$381,500	\$381,500	\$381,500
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$475,000	\$475,000	\$475,000	\$475,000
Taxable Land Value	\$93,500	\$93,500	\$93,500	\$93,500
+ Taxable Improvement Value	\$381,500	\$381,500	\$381,500	\$381,500
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$475,000	\$475,000	\$475,000	\$475,000
Assessed Land Value	\$3,740	\$3,740	\$3,740	\$3,740
+ Assessed Improvement Value	\$15,260	\$15,260	\$15,260	\$15,260
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$19,000	\$19,000	\$19,000	\$19,000

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (40OR)	2.00	Lot	LOT	0	0

Buildings

Building ID 135383
Style Single Family / 1
Gross Sq Ft 4,526
Finished Sq Ft 3,454
Stories 1 Story
Condition Very Good
Interior Walls DRYWALL

TRACT 10

DEE-2018-21784



DEE BK 119-R PG 952-953

Recorded 2 Pages on 05/16/2018 11:57:55 AM

Recording Fee: \$10.00 County Taxes: \$522.50 State Taxes: \$1,235.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

Prepared by William G. Wynn, Jr., Attorney
1211 John B. White Sr. Blvd., Spartanburg, SC 29306

Deed Only-No Title Examination

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE
(SURVIVORSHIP)

KNOW ALL MEN BY THESE PRESENTS, that

F. HUGH ATKINS REAL ESTATE & AND CONSTRUCTION, INC.,

hereinafter referred to as Grantor, in consideration of FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$475,000.00) Dollars, the receipt of which is hereby acknowledged, have(has) granted, bargained, sold and released, and by these presents do(es) grant, bargain, sell and release unto

JOSEPH A. KLIM AND PAULA S. KLIM,
as joint tenants with right of survivorship, and not as tenants in common,

hereinafter referred to as Grantee, the following described property:

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Spartanburg, located on North Monterey Drive, and being more particularly shown and designated as Lot No. 63 and Lot No. 64, on survey for Westside Properties Inc., dated April 28, 2017, prepared by Neil R. Phillips & Company, Inc., recorded in Plat Book 172, Page 506, in the Register of Deeds for Spartanburg County. Reference to said survey is made for a more detailed description.

This being the same property conveyed to the Grantor herein by Westside Property, Inc. recorded May 4, 2018 in Deed Book 119-N at Page 378, said Register of Deeds.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions recorded in the Office of the Register of Deeds/Clerk of Court for Spartanburg County.

Tax Block Map No. 6-46-00-002.80

Grantee's Address: 235 North Monterey Drive
Moore, SC 29369

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

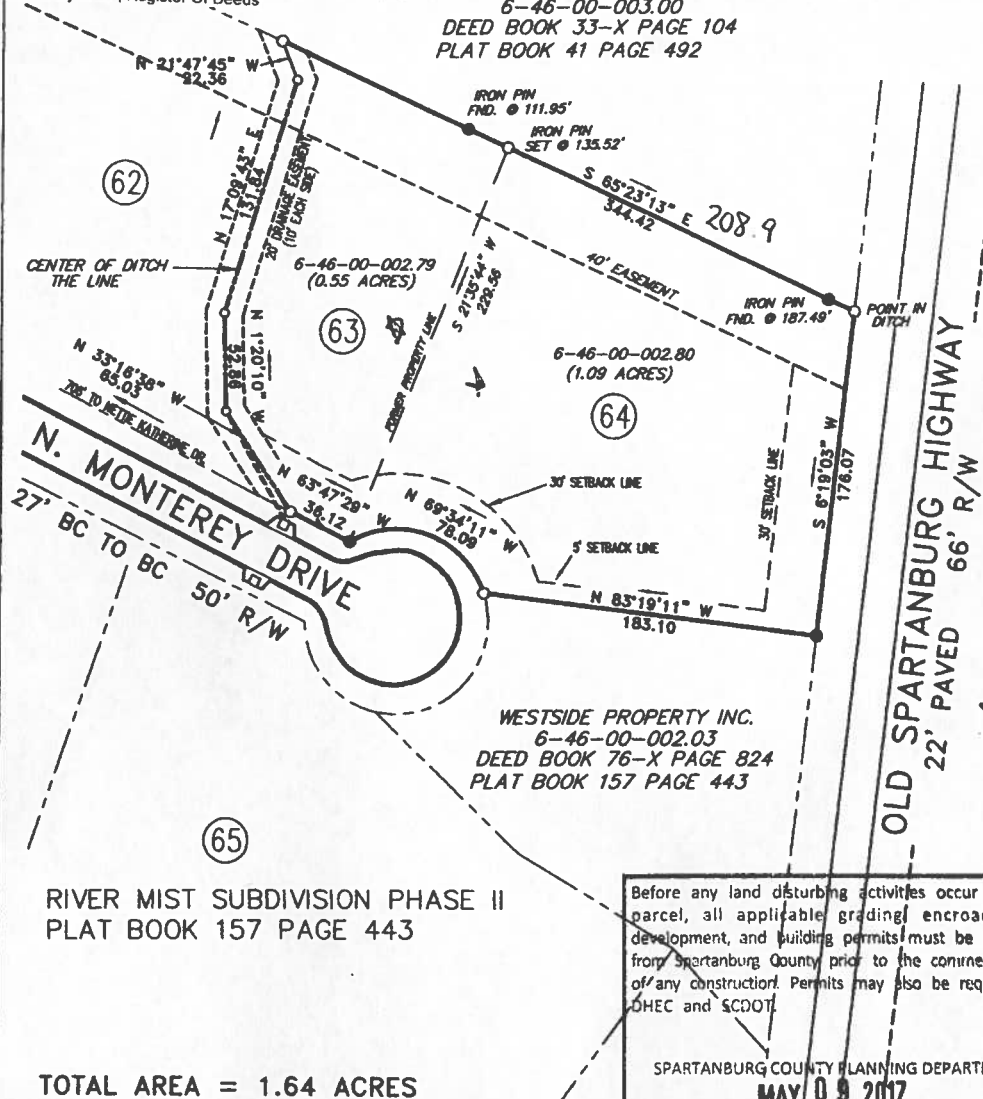
EXEMPT

2010 10 10 10:10:10

Office of REGISTER OF DEEDS,
Dorothy Earle, Register Of Deeds

LEWIS M. & FRANCES V. CRAIG
6-46-00-003.00
DEED BOOK 33-X PAGE 104
PLAT BOOK 41 PAGE 492

Plat as shown is exempt from the subdivision approval process pursuant to the SC Code of Laws Section 6-29-1110 (4). It does not guarantee the right of future percolate or future subdivision. All requirements of Spartanburg County's land development and ordinances of state must be met in order to develop the property.



Before any land disturbing activities occur on any parcel, all applicable grading, encroachment, development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT

MAY 09 2017

-SURVEY FOR:

WESTSIDE PROPERTIES INC.

BEING THE SAME PROPERTY DESCRIBED IN DEED BOOK 78-X PAGE 824 AND SHOWN AS LOTS 63 AND 64 IN PLAT BOOK 157 PAGE 443

I hereby certify to: **WESTSIDE PROPERTIES INC.**

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 of a Class 'A' survey as specified therein.

JOSEPH C. WHITTENANT, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

THE CERTIFICATE(S) ABOVE SHALL ONLY APPLY IF THIS SHEET CONTAINS AN ORIGINAL SIGNATURE BY THE SURVEYOR AND THE SURVEYOR'S SEAL HAS BEEN EMBOSSED.

COUNTY: SPARTANBURG		LOCATION: MOORE		STATE: SOUTH CAROLINA	
DATE: APRIL 28, 2017		BLOCK MAP: SHEET: 6-46-00 PARCEL: 002.79 002.80		FIELD CHIEF: WEST/BURNS	
SCALE: 1" = 80'		DRAWN BY: MIKE WEST			

NEIL R. PHILLIPS & COMPANY, INC.

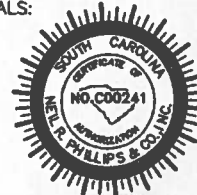
TELE: (884) 576-9865

128 GLADYS COURT
SPARTANBURG, SOUTH CAROLINA 29301

FAX: (864) 578-9424
luc@philips-europe.com

E-MAIL: info@philips-europe.com

SEALS:



Summary

Parcel ID 6-46-00-006.03
 Account # 130662
 MillageGroup 6D00 - 6WWPSF - WOODRUFF ROEBUCK WATER DISTRICT/
 Land Size 16.3 AC
 Utilities ,WELL,SEPTIC
 Fire District PSF
 Site Conditions PAVED
 Location Address 3802 OLD SPARTANBURG HWY
 MOORE 29369
 Legal Description E SIDE RD 197 N OF S TYGER RIVER RD 197
 (Note: Not to be used on legal documents)
 Neighborhood 1240
 Property Usage Qualified Owner Occupied Residential Improved (40OR)

Owners

[PEELER BETTY P](#)
 3802 OLD SPARTANBURG HWY
 MOORE SC 29369

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2007	0	\$0.00
Homestead	2008	0	\$547.00
Homestead	2009	0	\$289.80
Homestead	2010	0	\$292.40
Homestead	2011	0	\$292.80
Homestead	2012	0	\$0.00
Homestead	2013	0	\$592.60
Homestead	2014	0	\$306.60
Homestead	2015	0	\$317.60
Homestead	2016	0	\$322.80
Homestead	2017	0	\$323.40
Homestead	2018	0	\$325.80
Homestead	2019	0	\$327.60
Homestead	2020	0	\$327.60
Homestead	2021	0	\$334.60
N	2003	0	\$0.00
N	2006	0	\$0.00
N	2007	0	\$0.00
N	2008	0	\$0.00

Valuations

	2021	2020	2019	2018
Market Land Value	\$179,900	\$179,900	\$179,900	\$179,900
+ Market Improvement Value	\$180,000	\$180,000	\$180,000	\$180,000
+ Market Misc Value	\$4,800	\$4,800	\$4,800	\$4,800
= Total Market Value	\$364,700	\$364,700	\$364,700	\$364,700
Taxable Land Value	\$179,871	\$179,871	\$179,871	\$179,871
+ Taxable Improvement Value	\$179,527	\$179,527	\$179,527	\$179,527
+ Taxable Misc Value	\$4,787	\$4,787	\$4,787	\$4,787
- Ag Credit Value	(\$167,117)	(\$167,117)	(\$167,117)	(\$167,117)
= Total Taxable Value	*\$197,068	*\$197,068	*\$197,068	*\$197,068
Assessed Land Value	\$510	\$510	\$510	\$510
+ Assessed Improvement Value	\$7,181	\$7,181	\$7,181	\$7,181
+ Assessed Misc Value	\$191	\$191	\$191	\$191
= Total Assessed Value	\$7,882	\$7,882	\$7,882	\$7,882

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00

DEED 85 F PG 364

EXHIBIT "A"

All the decedent's right, title, and interest (being an undivided one-half interest) in and to the following described properties:

Parcel 1: All that piece, parcel or tract of land lying, being and situate on the East side of Road S 42-197, in School District No. 6, County of Spartanburg, State of South Carolina, containing sixteen and three-tenths (16.3) acres, more or less, and having the following courses and distances, to-wit: Beginning at a Spike in said road and running thence S. 56-42 E. 480.5 feet to an iron pin, thence N. 66-45 E. 241.6 feet to an iron pin, thence N. 57-30 E. 343.6 feet to an iron pin, thence S. 23-33 E. 439.7 feet to an iron pin, thence N. 74-00 E. 528 feet to center of branch, thence down and with the meanderings of said branch, branch being the line S. 16.04 W. 114 feet to a point, thence S. 74-00 W. 1750 feet to a point in said road S. 42-197, thence with said road N. 5-25 E. 890 feet to the beginning point. For a more particular description see plat prepared for Paul G. Louder, Jr. by J. V. Phillips, Jr. dated June 21, 1971, and recorded in Register of Deeds Office for Spartanburg County, South Carolina.

This is the same property conveyed to William Henry Peeler and Betty P. Peeler by deed of Paul G. Louder, Jr. and Wilma P. Louder dated September 3, 1971, and recorded September 7, 1971, in Deed Book 38-N, page 121, Register of Deeds Office for Spartanburg County, South Carolina.

Tax Map No. 6-46-00-006.03

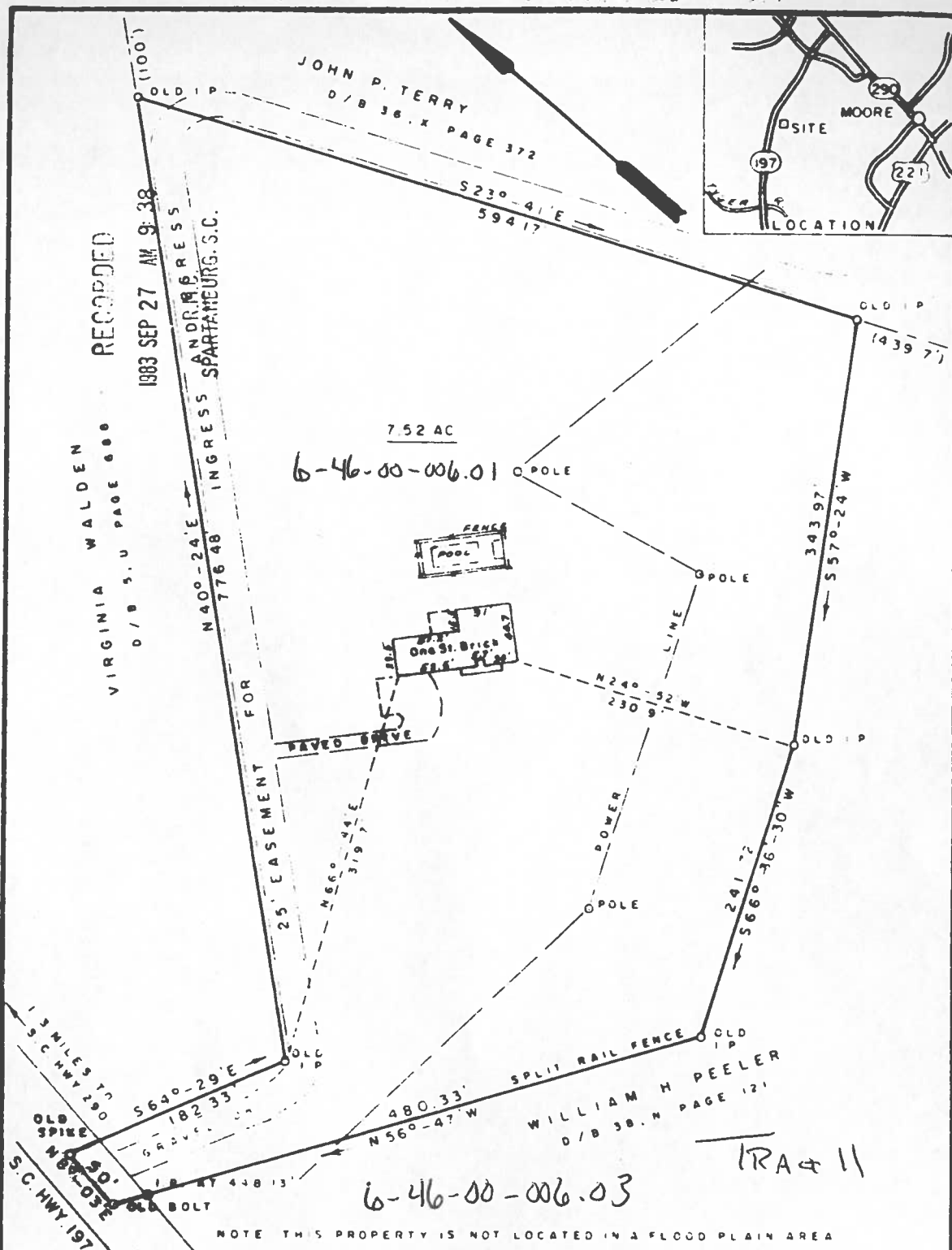
TRACT 11

Parcel 2: All that certain tract of land located just off of South Carolina Highway 197 near Moore, County of Spartanburg, State of South Carolina, and being more particularly described as follows: Commencing at an iron pin at the corner of the remaining property owned by Paul G. Louder, Jr. and Wilma P. Louder, as shown on plat hereinafter mentioned, and thence N23-33W 1034.8 feet to an iron pin; thence N39-35E 100 feet to an iron pin; thence S47-30E 1210 feet to a point in center of branch; thence with center of branch S14-40E 103 feet to a point; thence S74-00W 528 feet to an iron pin and beginning corner; containing 8.3 acres more or less. This property is shown on survey for Paul G. Louder, Jr. by W. N. Willis, engineer, dated March 12, 1970 recorded in the Register of Deeds Office for Spartanburg County. Also grantor conveys to grantee, her heirs and assigns, a 25-foot right of way for purpose of egress and ingress across remaining land of grantor.

This is the same property conveyed to William H. Peeler and Betty P. Peeler by deed of John P. Terry and Dorothy A. Terry dated November 3, 1980, and recorded November 11, 1980, in Deed Book 47-U, page 988, said Register of Deeds.

Tax Map No. 6-46-00-006.02

Recorded in the
Office of the
Register of Deeds
Spartanburg County,
South Carolina
March 12, 1970



This is to certify that on the above date I surveyed the property hereon and the lines are as shown. The buildings or walls do not encroach on the adjoining property and the buildings or walls on adjacent property do not encroach on this except as shown.

I hereby certify that the ratio of precision on the field survey is 1:33,000 as shown hereon and the area was determined by (DMD) method of area calculation.

SCALE IN FEET

SURVEY FOR

TONY F. AND ANN B. KENNERLY

APPROX 1.5 MILES S W OF MOORE

SEAL

COUNTY SPARTANBURG	STATE SOUTH CAROLINA	BLOCK MAP 6-46 PAR 6 01
DATE SEPT 23, 1983	SCALE 1" = 100'	DEEDBOOK 46, G PAGE 936
ARCHIE S. DEATON & ASSOCIATES LAND SURVEYORS - SPARTANBURG, S.C.	PLAYBOOK 82 PAGE 875	FIELD BY A S D.

TRACT 12

Summary

Parcel ID 6-46-00-006.00
 Account # 130657
 MillageGroup 6D00 - 6WWPSF - WOODRUFF ROEBUCK WATER DISTRICT/
 Land Size 132.7 AC
 Utilities ,SEPTIC,PUBLIC WATER
 Fire District PSF
 Site Conditions UNPAVED
 Location Address 3770 OLD SPARTANBURG HWY
 MOORE 29369
 Legal Description E SIDE RD 197 & N OF US 221 PB 101-577-577A
 (Note: Not to be used on legal documents)
 Neighborhood Rural Land Map Number 6-46
 Property Usage Qualified Owner Occupied Farm Improved (400A)

Owners

TURNIPSEED DAVID E, TRUSTEE &
 3770 OLD SPARTANBURG HWY
 MOORE SC 29369

TURNIPSEED CYNTHIA G, TRUSTEE
 3770 OLD SPARTANBURG HWY
 MOORE SC 29369

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2004	0	\$0.00
Homestead	2012	0	\$0.00
Homestead	2013	0	\$297.80
Homestead	2014	0	\$306.60
Homestead	2015	0	\$317.60
Homestead	2016	0	\$322.80
Homestead	2017	0	\$323.40
Homestead	2018	0	\$325.80
Homestead	2019	0	\$327.60
Homestead	2020	0	\$327.60
Homestead	2021	0	\$334.60

Valuations

	2021	2020	2019	2018
Market Land Value	\$1,047,016	\$1,047,016	\$1,047,016	\$1,047,016
+ Market Improvement Value	\$118,100	\$118,100	\$118,100	\$118,100
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$1,165,116	\$1,165,116	\$1,165,116	\$1,165,116
Taxable Land Value	\$1,046,146	\$1,046,146	\$1,046,146	\$1,046,146
+ Taxable Improvement Value	\$110,870	\$110,870	\$110,870	\$110,870
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$1,019,718)	(\$1,019,718)	(\$1,019,718)	(\$1,019,718)
= Total Taxable Value	*\$137,298	*\$137,298	*\$137,298	*\$137,298
Assessed Land Value	\$1,146	\$1,146	\$1,146	\$1,146
+ Assessed Improvement Value	\$4,435	\$4,435	\$4,435	\$4,435
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$5,581	\$5,581	\$5,581	\$5,581

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO FRM IMP (400A)	1.00	Acre	ACRE	0	0
6% FARM IMPV (6RGA)	0.50	Acre	ACRE	0	0
4 AG FI (4AGA)	41.20	Timber	ACRE	0	0
4 AG FI (4AGA)	58.80	Timber	ACRE	0	0
4 AG FI (4AGA)	31.20	NonTimber	ACRE	0	0

Buildings

REC-100 L PG300

12A + 12

EXHIBIT "A"

PARCEL ONE: All my right, title and interest, the same being an undivided one-half ($\frac{1}{2}$) interest, in and to all that lot or parcel of real property in the state of south Carolina, County of Spartanburg, bing shown as a 132.70 acre tract on a plat of survey for David E. Turnipseed by Neil R. Phillips, dated 2-3-87, recorded in Plat Book 101 at page 517, Office of the Register of Deeds for Spartanburg County, SC. For a more particular description of this property, reference is made to said plat (Block Map #6-46-0-006.00).

Being the same property conveyed to David E. Turnipseed and Cynthia G. Turnipseed by Craig M. Phillips by deed recorded July 7, 1987 in Deed Book 53-J at page 287.

PARCEL TWO: All my right, title and interest, the same being an undivided one-half ($\frac{1}{2}$) interest, in and to all that tract of land in the County of Spartanburg, State of South Carolina, near the town of Moore, containing 25.007 acres, more or less, as shown on a plat of David E. Turnipseed and Gerald Wilson, dated 11/14/90, by Neil R. Phillips, PLS, recorded in Plat Book 112 at page 452, Office of the Register of Deeds for Spartanburg County, SC. For a more particular description of this property, reference is made to said plat (Block Map #6-46-0-007.00).

Being the same property conveyed to David E. Turnipseed and Gerald G. Wilson by James H. Walden, Jr., et al by deed recorded March 13, 1991 in Deed Book 57-M at page 769.

6-46-00-006

TRAC 12

CYNTHIA F. COGDELL

D.B. 44W/482
P.B. 78/682

WILLIAM H. PEELER

D.B. 38N/121

STEPHEN M. GELBAND

D.B. 48J/153

CHARLIE B. BURNETT

WILL 28025

GRAYSTONE, INC.

D.B. 48C/975
D.B. 48V/903
P.B. 79/392
P.B. 84/725

VAUGHN L. SMITH

D.B. 48X/498
P.B. 87/790

ROGER A. KIDD

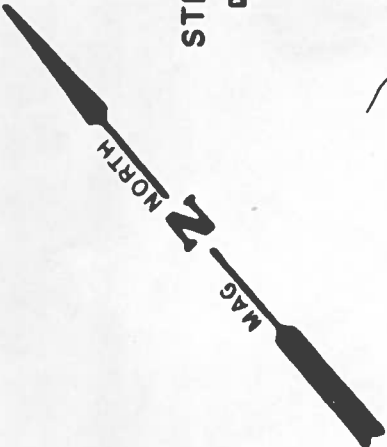
D.B. 49F/141

MARY L. WILSON

D.B. 17T/528

AREA= 132.70 ACRES

SUBJECT TO ROAD R/W



RECORDED

1987 JUL -7 PM 3:58

R.M.D.

X IN BRIDGE

LINE

THE

CREEK

RIVER

THE LINE

TYGER

270.23
N 15° 04' 22" E
227.96
N 9° 47' 09" E
N 23° 10' 52" E
N 5° 14' 52" E
N 2° 02' 47" E
N 17° 50' 3" E
N 72° 20' 19" E
1749.33
1092.27
109.83
N 3° 03' 57" E
106.56
N 12° 45' 18" W
105.92
N 27° 45' 21" W
140.04
N 36° 30' 00" W
193.55
S 68° 23' 52" W
107.27
N 79° 23' 19" W
74.73
N 26° 45' 38" W
185.45
N 11° 33' 08" W
82.07
N 10° 25' 34" E
35.74
N 4° 16' 00" E
127.78
N 17° 32' 05" W
165.86
N 48° 32' 14" W
217.63
N 58° 03' 37" W
200.24
N 51° 07' 28" W
91.25
N 13° 06' 33" W
91.25
N 13° 06' 33" W
10.0
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YYYYY
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VVVVV
WWWWW
XXXXX
YYYYY
ZZZZZ

TRACT 13

Summary

Parcel ID 4-09-00-011.00
Account # 66553
MillageGroup 4M00 - 4WWPSF - SD4/WOODRUFF ROEBUCK WATER/POPLARSPRINGSFIRE
Land Size 31.13 AC
Utilities ,WELL,SEPTIC
Fire District PSF
Site Conditions PAVED
Location Address OLD SPARTANBURG HWY
 MOORE 29369
Legal Description LOTS 5 & P/O LOT 4 MARY LOUISE TURNER WILSON SUR PB 113-481-481A
 (Note: Not to be used on legal documents)
Neighborhood 9994
Property Usage Qualified Agricultural Farm Vacant (4AGL)

Owners

[DONOVAN JOHN L](#)
 3538 OLD SPARTANBURG HWY
 MOORE SC 29369

[DONOVAN HEATHER R](#)
 3538 OLD SPARTANBURG HWY
 MOORE SC 29369

Valuations

	2021	2020	2019	2018
Market Land Value	\$289,511	\$289,511	\$289,511	\$289,511
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$289,511	\$289,511	\$289,511	\$289,511
Taxable Land Value	\$289,511	\$289,511	\$289,511	\$289,511
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$285,299)	(\$285,299)	(\$285,299)	(\$285,299)
= Total Taxable Value	\$4,212	\$4,212	\$4,212	\$4,212
Assessed Land Value	\$168	\$168	\$168	\$168
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$168	\$168	\$168	\$168

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4 AG FV (4AGL)	21.13	NonTimber	ACRE	0	0
4 AG FV (4AGL)	10.00	Timber	ACRE	0	0

Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
2/15/2013	\$216,890	DEE-2013-7123	102R	712	Qualified	Improved	
12/1/1998	\$3	DEE-1998-14894	69A	82	Unqualified - FAMILY SALE	Vacant	
7/1/1997	\$1	DEE-1998-5402	67V	616	Unqualified - PROBATE	Vacant	
6/1/1991	\$3	DEE-1991-5488	57V	728	Unqualified - FAMILY SALE	Vacant	
4/1/1951	\$0		17T	528	Unqualified - OTHER	Improved	

No data available for the following modules: Exemptions, Fees, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

Spartanburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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[GDPR Privacy Notice](#)

Last Data Upload: 8/24/2022, 9:20:51 AM

Developed by


Version 2.3.214

DEED 102 R PG 712

TRACT 13

Tax Map Number: 4-09-00-011.00
Grantee's Address: 630 Mosswood Lane
Spartanburg, SC 29301

DEE-2013-7123
Recorded 2 Pages on 2/15/2013 1:59:45 PM
Recording Fee: \$10.00 Documentary Stamps: \$802.90
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register

TITLE TO REAL ESTATE



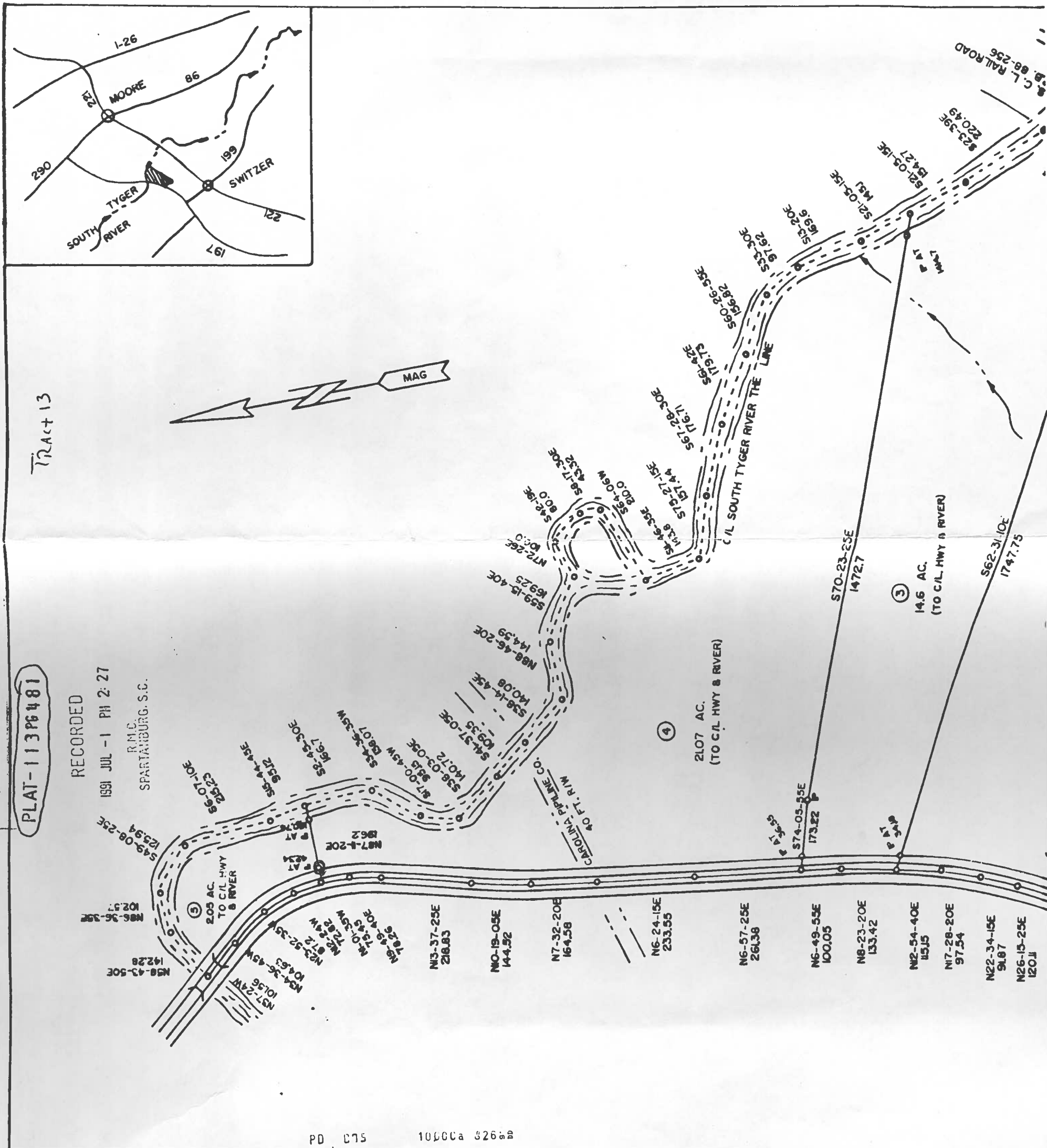
KNOW ALL MEN BY THESE PRESENTS, that, **John Larry Turner and Frances Ramsey Turner a/k/a Frances R. Turner ("Grantor")** for and in consideration of Two Hundred Sixteen Thousand Eight Hundred Ninety and 00/100 (\$216,890.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **John L. Donovan and Heather R. Donovan ("Grantee")**:

All those certain pieces, parcels or tracts of land lying, situate and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 3, containing 14.6 acres, more or less, Lot No. 4, containing 21.07 acres, more or less, and Lot No. 5, containing 2.05 acres, more or less, on survey prepared for Mary Louise Turner Wilson by Joe E. Mitchell, RLS, dated May 30, 1991 and recorded in Plat Book 113 at Page 481 in the Office of the Register of Deeds for Spartanburg County. For a more complete and particular description, reference is hereby made to the aforesaid plat.

This being the same property conveyed to John Larry Turner and Frances Ramsey Turner by deed of Mary Louise Turner Wilson f/k/a Mary Louise Turner dated June 25, 1981 and recorded in Deed Book 57-V at Page 731 in the Office of the Register of Deeds for Spartanburg County (as to Lot Nos. 3 and 4) and conveyed to John Larry Turner and Frances R. Turner by deed of Ethel G. Reynolds dated December 8, 1998 and recorded in Deed Book 69-A at Page 82 in the Office of the Register of Deeds for Spartanburg County (as to Lot No. 5).

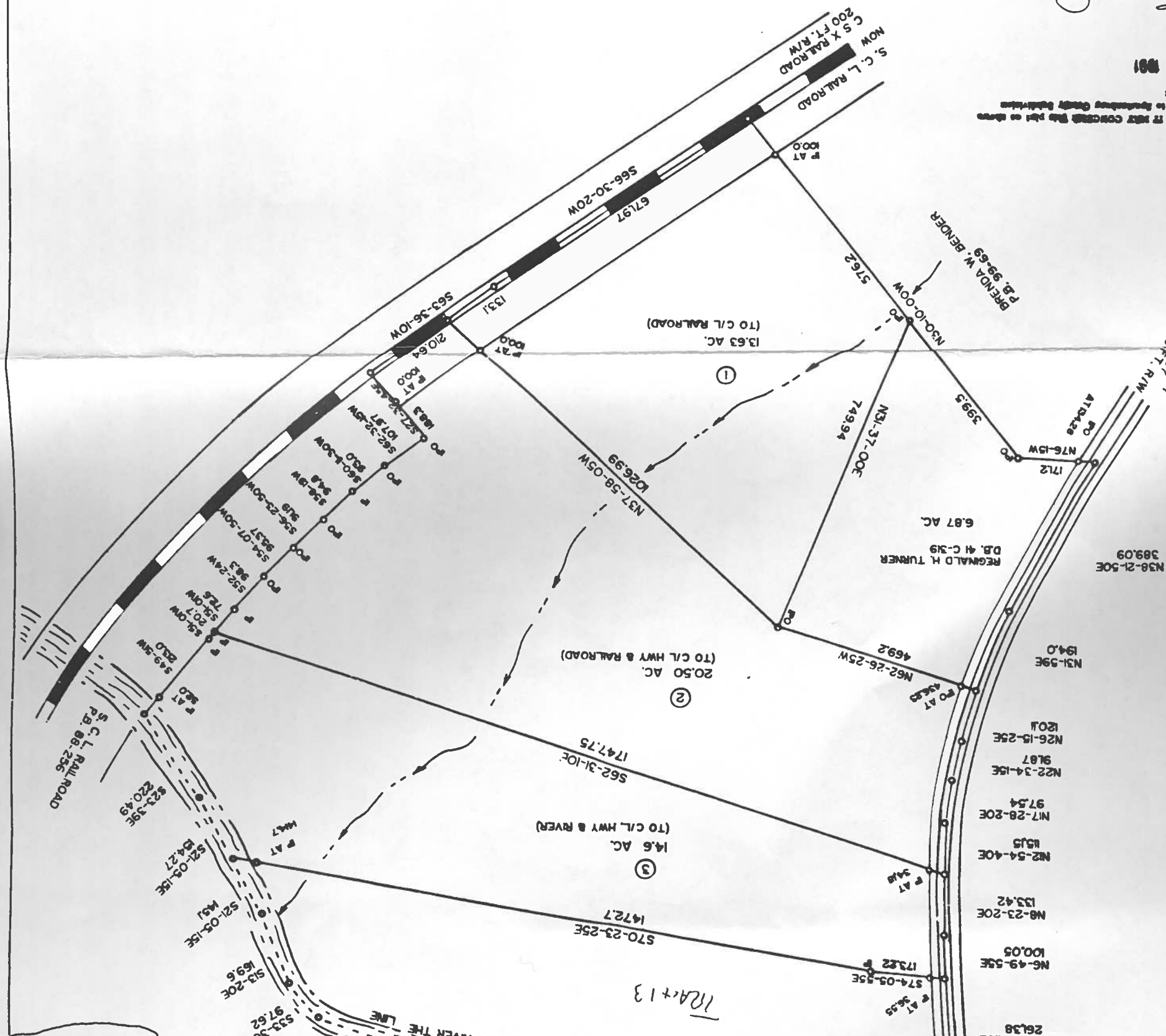
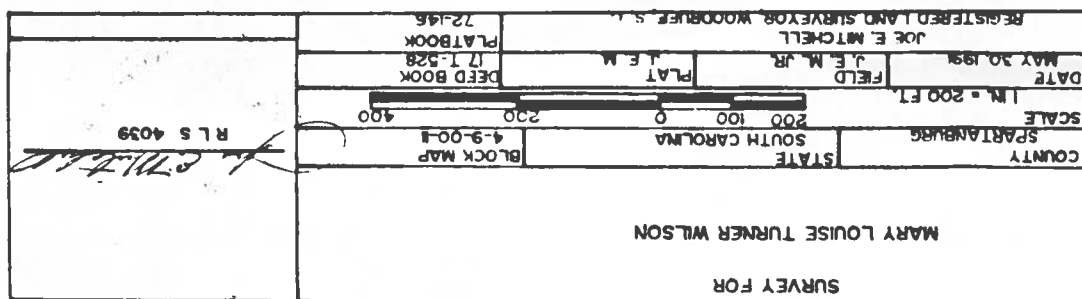
In addition to the reservations, conditions and/or easements contained herein if any, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and inspection affecting the within described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining thereto; TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and assigns forever. The Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to conditions, covenants, right of ways, easements and restrictions of record.



Ernst. D. me

DO WHOM IT MAY CONCERN: This plot is being
and subject to Department County Evaluation
Investigation



110-00-60-4

PLAT BOOK 113 PAGE 0481

TRAC 14

Summary

Parcel ID 4-09-00-011.07
Account # 176045
MillageGroup 4P00 - 4WWPBF - SD4/WOODRUFF ROEBUCK WATER/PELHAM BATESVILLE FIRE
Land Size 6.59 AC
Utilities ,WELL,SEPTIC
Fire District PBF
Site Conditions PAVED
Location Address 3538 OLD SPARTANBURG HWY
MOORE 29369
Legal E SIDE OLD SPARTANBURG HWY W OF CSX RAILROAD PB 167-913
Description (Note: Not to be used on legal documents)
Neighborhood 9994
Property Usage Qualified Owner Occupied Residential Improved (4OOR)



Owners

DONOVAN JOHN L
3538 OLD SPARTANBURG HWY
MOORE SC 29369

DONOVAN HEATHER R
3538 OLD SPARTANBURG HWY
MOORE SC 29369

Valuations

	2021	2020	2019	2018
Market Land Value	\$68,344	\$68,344	\$68,344	\$68,344
+ Market Improvement Value	\$391,100	\$391,100	\$391,100	\$391,100
+ Market Misc Value	\$17,800	\$17,800	\$17,800	\$17,800
= Total Market Value	\$477,244	\$477,244	\$477,244	\$477,244
Taxable Land Value	\$68,344	\$68,344	\$68,344	\$68,344
+ Taxable Improvement Value	\$391,100	\$391,100	\$391,100	\$391,100
+ Taxable Misc Value	\$17,800	\$17,800	\$17,800	\$17,800
- Ag Credit Value	(\$57,329)	(\$57,329)	(\$57,329)	(\$57,329)
= Total Taxable Value	*\$419,915	*\$419,915	*\$419,915	*\$419,915
Assessed Land Value	\$441	\$441	\$441	\$441
+ Assessed Improvement Value	\$15,644	\$15,644	\$15,644	\$15,644
+ Assessed Misc Value	\$712	\$712	\$712	\$712
= Total Assessed Value	\$16,797	\$16,797	\$16,797	\$16,797

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (4OOR)	1.00	Acre	ACRE	0	0
4 AG RI (4AGR)	5.59	NonTimber	ACRE	0	0

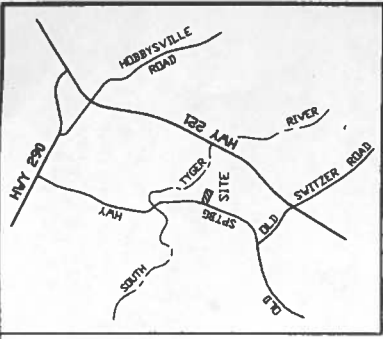
Buildings

Building ID 206651
Style Single Family / 1
Gross Sq Ft 5,938
Finished Sq Ft 3,634
Stories 1 Half Story
Condition Very Good
Interior Walls DRYWALL
Exterior Walls HARDY PLANK
Year Built 2014
Garage Garage (Attached)
Porch Porch Open
Effective Year Built 2014
Foundation BRICK
Roof Type HIP
Roof Coverage COMP SHINGLE
Flooring Type HARDWOOD with 25% TILE

4-09-00-011.07

TRACT 14

PLAT-167PG913



LOCATION MAP

SEP 04 2013

EXEMPT

Plat is shown is exempt from the subdivision approval process pursuant to the SC Code of Laws, Section 6-29 1110 (4). It does not guarantee the right of future permits or future subdivisions. All requirements of Spartanburg County's land development ordinances of date must be met in order to develop the tract.

[Signature]

JOHN L. DONOVAN & HEATHER R. DONOVAN
DEEDBOOK 102R PG. 712 PLATBOOK 113 PG. 481

MICHAEL SCHARNER
DEEDBOOK 88A PG. 332
PLATBOOK 161 PG. 267

PL1-2013-40767
Recorded 1 Pages on 9/6/2013 12:44:55 PM
Recording fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Registrar

LINE	BEARING	DISTANCE
L1	N 09°26'03" E	50.12'
L2	N 07°47'44" E	83.33'
L3	N 06°46'43" E	61.60'
L4	N 06°58'18" E	104.96'

JOHN L. DONOVAN & HEATHER R. DONOVAN
DEEDBOOK 102R PG. 712 PLATBOOK 113 PG. 481

6.59 ACRES
INCLUDES ROAD & UTILITY R/W

NOTE: A 3/4" IRON PIPE WAS FOUND 20' NORTH OF THE PROPERTY LINE AND 34.2' FROM THE SPIKE FOUND IN OLD SPARTANBURG HIGHWAY.

NOTES : -AREA IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT OF RECORD.
-ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.
-1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
I HEREBY STATE TO JOHN L. & HEATHER R. DONOVAN 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.

SURVEY FOR		JOHN L. DONOVAN & HEATHER R. DONOVAN	
THIS BEING A PORTION OF TRACTS 3 & 4 AS SHOWN ON A PLAT OF A SURVEY PREVIOUSLY PREPARED FOR MARY LOUISE TURNER WILSON BY JOE E. MITCHELL, DATED MAY 30, 1991.			
COUNTY	SPARTANBURG	STATE	SOUTH CAROLINA
SCALE: 1 IN. = 100 FT.	100	50	0
DATE	AUGUST 16, 2013	FIELD A.H.	OFFICE J.E.M. JR.
DEED BOOK		102R PG. 712	
PLAT BOOK		113 PG. 481	
801 N. MAIN STREET, P.O. BOX 1000, SPARTANBURG, S.C. 29308 PROFESSIONAL LAND SURVEYORS PHONE: (864) 470-6237			

