



South Carolina Department of Transportation

Right of Way Document Annotation Page

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ProjectID/File Number	2.455	Road / Route	S-105	County	Aiken
Tract Number	001	Landowner	Graniteville Company		

Grantor History

- a. Right of Way Easement dated December 8, 1961.

Grantee History

- a. Quitclaim deed to Aiken County dated February 16, 2012. Index 2-72.

The State of South Carolina

COUNTY OF AikenRoad No. S.105 Docket No. 2.455

Right of Way Easement

Approx. survey station, from 28+10 to 205+00 Lt. & Rt.KNOW ALL MEN BY THESE PRESENTS, That I (or we) GRANITEVILLE COMPANYGraniteville, South Carolina

in consideration of the sum of One Dollar, to me (or us) in hand paid, and other valuable consideration at and before sealing and delivering thereof, by the South Carolina Highway Department, 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 South Carolina Highway Department, its successors and assigns, a right-of-way for the

construction of a section of the State Highway from End of Bit. Surfacing on Road 105to Road S.144 ^{Name of Place.} Road on Route No. S.105 State and

County aforesaid, as shown by plans prepared by the State Highway Department, on and over all lands which I (or we) may own in whole or in part, for the purpose of locating, constructing, improving, and maintaining the above described highway with the bridges and causeways thereon, and the right to construct and maintain controlled access facilities to said highway.

Bounded by lands of Other lands of Grantor on the East:

Show only the Land Owners along the Highway.

Charlie Kneece on the West

and others.

Said right-of-way to have a width of 66 feet, that is 33 feet on each side of the center line of the Highway except where a greater width is necessary for short distances on account of large cuts or fills and drainage structures.

"Special Provisions:" This easement is executed with the provision that all

buildings, fences, or other obstructions now located within the right of way

herein conveyed, but outside the actual lines of construction, are not to be

removed until such a time as the Highway Department may deem it necessary.

The grantor, his heirs and assigns, hereby agrees not to erect obstructions

within the limits of the right of way herein conveyed. Also granted is right of way for an outfall ditch on left of station 40+20.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining. It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my heirs, assigns or administrators within the limits of the right-of-way herein conveyed and that such buildings and fences as are now within the limits of the right-of-way herein conveyed will be moved from the right-of-way and restored in as good condition as before moving at the expense of the State Highway Department of the State of South Carolina.

TO HAVE AND TO HOLD, all and singular, the said right-of-way and the rights hereinbefore granted, unto the said South Carolina State Highway Department, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand and seal this 8th day of December in the year of our Lord, One Thousand Nine Hundred and Sixty one

Signed, sealed and delivered in the presence of:

B.H. Eubanks
E.C. Thomas Jr.

GRANITEVILLE COMPANY

By: E.C. Thomas Jr. (L.S.) ✓

Vice-Pres

NOTE: All Right-of-Way Agreements must be in writing and are subject to rejection by the South Carolina State Highway Department.

The State of South Carolina

COUNTY OF AikenPersonally appeared B.H. Eubanksand made oath that he saw the within named F.A. Townsend, V. Pres. of

Print or Typewrite Name.

Graniteville Companysign, seal and, as his act and deed, deliver the within written easement; and that he withE.C. Thomas Jr.

witnessed the execution thereof.

Sworn to before me this

day of Dec A. D., 19A.L. Bonnette

Notary Public for S. C.

(L.S.)

B.H. Eubanks
Witness sign here.

Subscribed
1.22.62
E

The State of South Carolina

COUNTY OF _____

I, _____ Notary Public for S. C.

do hereby certify unto whom it may concern, that Mrs. _____

the wife of the within named _____ did this day appear before me, and upon being privately and separately examined by me, did declare that she does, freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named South Carolina State Highway Department, its successors and assigns, all her interest and estate, and also her right and claim of dower of, in and to, all and singular, the premises within mentioned and released.

Given under my hand and seal, this _____ day of _____
Anno Domini, 19_____

Signature of Wife.

Sworn to before me this _____ day of _____ A. D., 19_____

(L. S.)
Notary Public for S. C.

The State of South Carolina

COUNTY OF _____

MORTGAGE RELEASE

KNOW ALL MEN BY THESE PRESENTS, That I (or we) _____ do for certain valuable consideration release from the lien and operation of my (or our) mortgage the right-of-way conveyed by the within easement so that the said right-of-way shall be free and unaffected by said mortgage.

Witness our hand and seal this _____ day of _____, 19_____

In the presence of: _____

RESOLUTION

WHEREAS, This easement contains certain special provisions which are subject to rejection by the State Highway Department, and

WHEREAS, It is recommended to this Board that the special provisions be investigated and approved, therefore

BE IT RESOLVED by this Board of Condemnation that after its investigation it is satisfied that the easement with the special provisions should be accepted by the State Highway Department and the easement is approved for acceptance by the

State Highway Department this _____ day of _____, 19_____

Members of Board of Condemnation.

2-72

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

QUITCLAIM DEED

WHEREAS, pursuant to Section 57-5-340, Code of Laws of South Carolina, 1976, as amended, the South Carolina Department of Transportation has authority to dispose of the premises hereinbelow described, which premises are no longer required for purposes of the South Carolina Department of Transportation; Now Therefore, KNOW ALL MEN BY THESE PRESENTS, that the South Carolina Department of Transportation ("Grantor"), for and in consideration of the sum of Five and no/100 Dollars (\$5.00) to it in hand paid, receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Aiken County ("Grantee) all its right, title, interest in or to the following described property:

All that certain piece, parcel, or tract of land, situate, lying, and being known as Road S-105 (Old Vacluse Road), near North Augusta, in Aiken County, State of South Carolina, and being described as approximately 2.65 miles of road right of way and improvements thereon, extending Northwesterly from 0.13 miles Northwest of Route I-20 to the present 33-foot right of way line of Road S-144 (Bettis Academy Road), with a width of 33 feet on each side of the survey centerline of Road S-105. Said property includes two 50 X 50-foot triangles at the intersection of Road S-105 and Road S-144. The property is shown on the South Carolina Department of Transportation Plans for the Road S-144, File Number 2.455, Sheets 7-12, which are attached as Exhibit A hereto and made a part hereof.

This being a portion of the property acquired by the South Carolina Department of Transportation by Right of Way Easement from Graniteville Company dated December 8, 1961 and by Right of Way Easement from Charlie Kneece dated December 7, 1961, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina under Road S-105, File 2.455.

Grantee's Address: 828 Richland Avenue, West
Aiken, South Carolina 29801

This conveyance is being made subject to any and all existing public utility rights of user, reservations, easements, rights of way, control of access, zoning ordinances and restrictions or protective covenants that may appear on record or on the premises, other than those hereby released.

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

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto Aiken County, its successors and assigns, forever.

WITNESS the hand and seal of the South Carolina Department of Transportation this 16th day of February, in the year of our Lord Two Thousand Twelve.

Signed, sealed and delivered
in the presence of
Albus Phillips
Catherine H. Brooks

SOUTH CAROLINA DEPARTMENT OF
TRANSPORTATION
By: [Signature] (L.S.)
Secretary of Transportation
By: [Signature] (L.S.)
Deputy Secretary for Finance & Administration

STATE OF SOUTH CAROLINA

)

) ACKNOWLEDGEMENT

COUNTY OF RICHLAND

)

Personally appeared before me the above named Grantors on behalf of South Carolina Department of Transportation and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 16th day of February, 2012.

Catherine L. Brooks

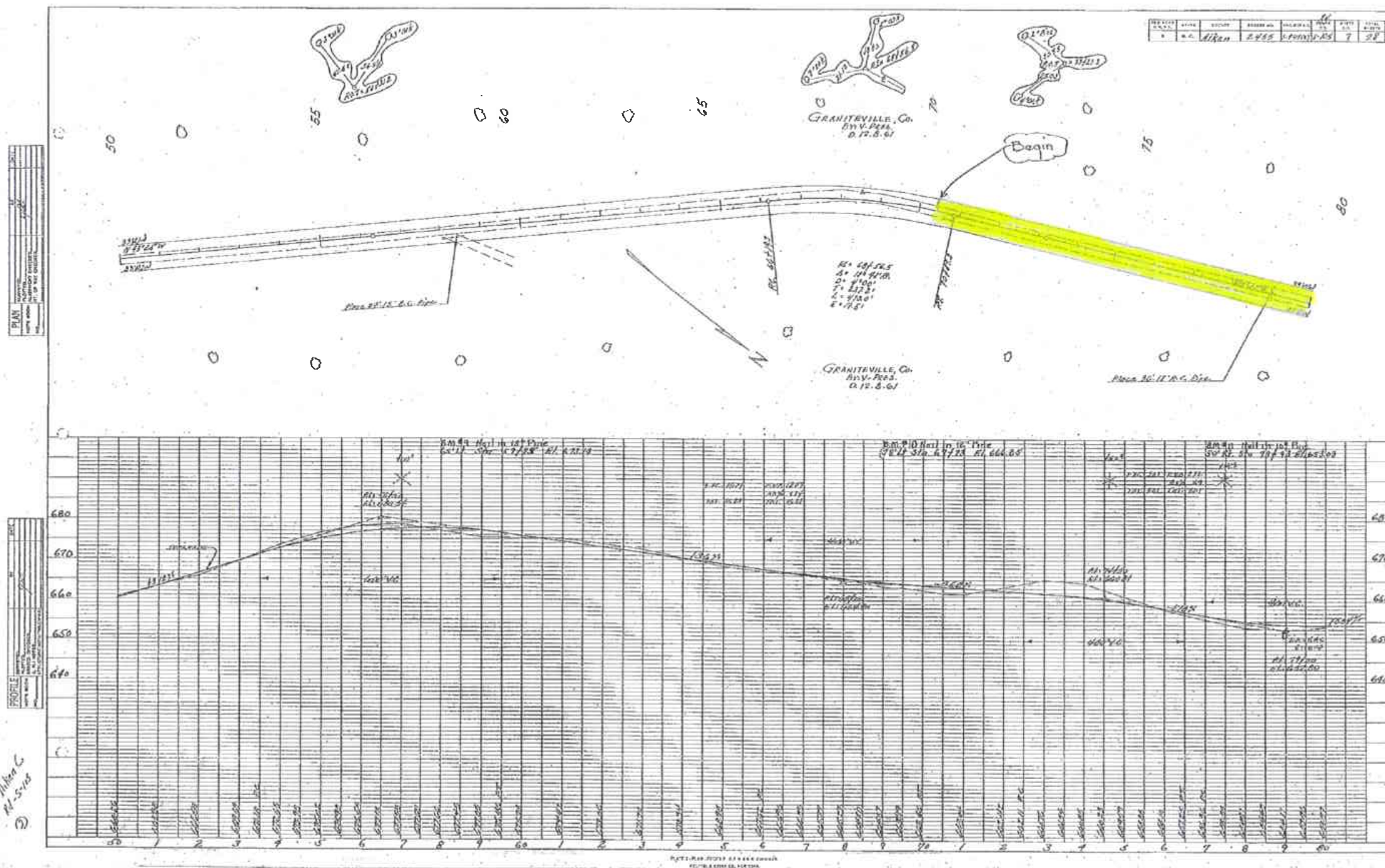
Notary Signature

Catherine L. Brooks

Printed Name of Notary

NOTARY PUBLIC FOR THE STATE OF
SOUTH CAROLINA

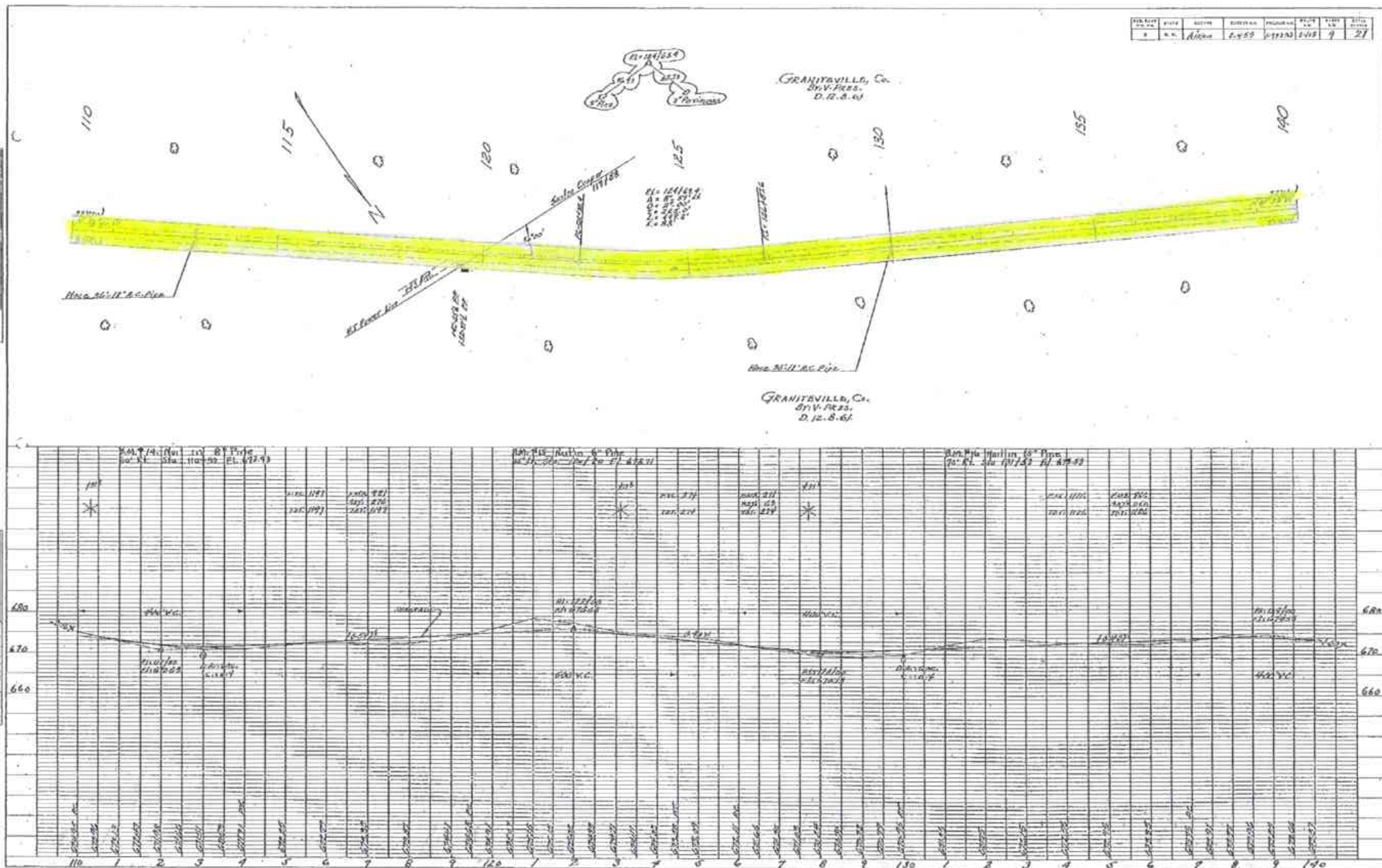
My Commission Expires: 3/24/14
(Affix Seal if outside SC)



PLAN	DATE	BY	CHKD
PLAN	11/11/05	WJ	WJ
DATE	11/11/05		
BY	WJ		
CHKD	WJ		

PROF	DATE	BY	CHKD
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FILE NO.	DATE	BY	CHKD	REVISION	DATE	BY	CHKD
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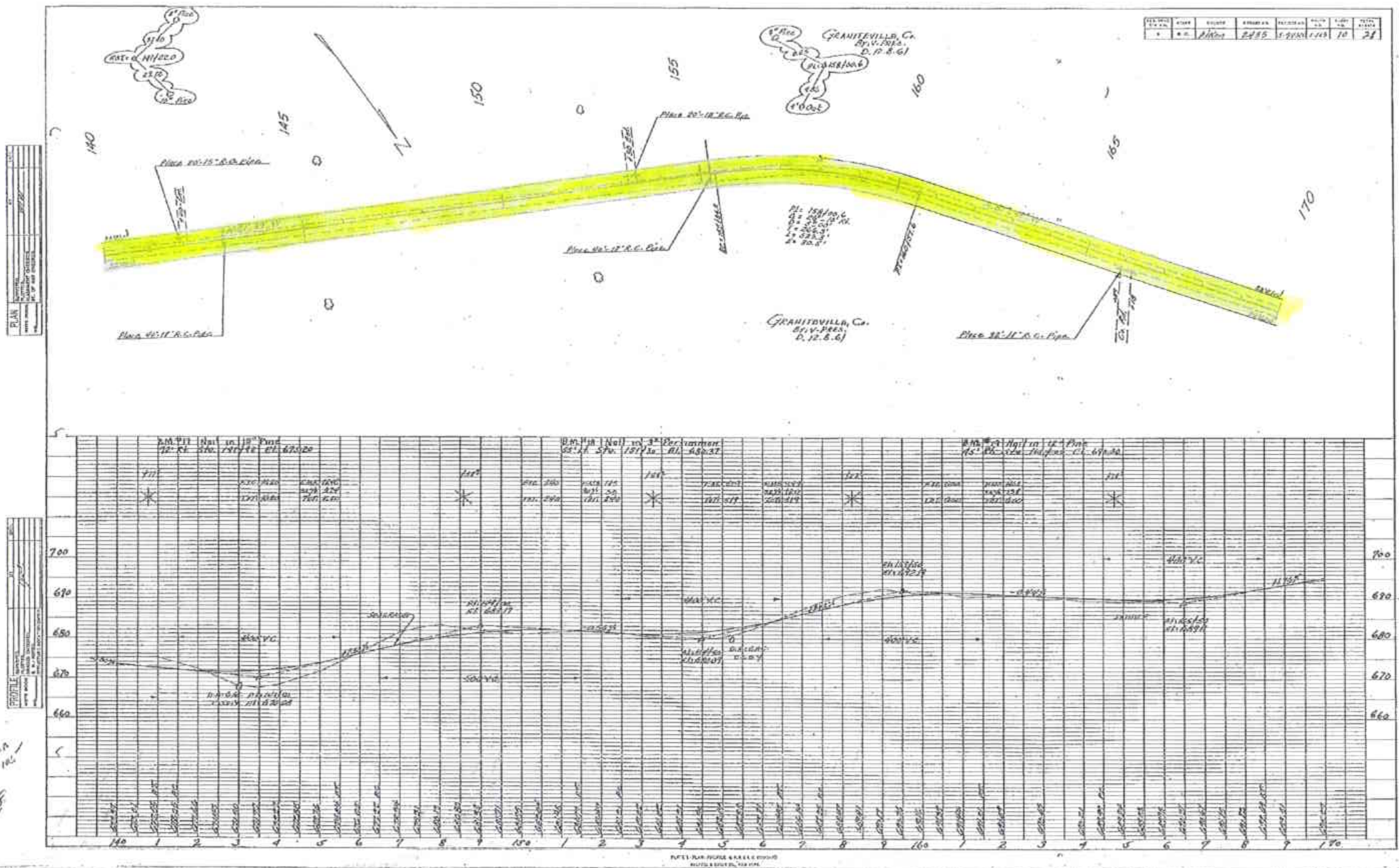


EXHIBIT A
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