



Summary

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

TRACT 1

[View Map](#)

Owners

FILCHUK DANIEL
 270 MANNING RD
 SMYRNA SC
 29743

Valuation

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

Building Information

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

Mobile Homes

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

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

Sales

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

Register of Deeds

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

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



Summary

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

TRACT 2

[View Map](#)

Owners

SCRUGGS DANA BROOME ETAL
 210 MANNING RD
 SMYRNA SC
 29743

Valuation

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

Building Information

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

Mobile Homes

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

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

Sales

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

Register of Deeds

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

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

TM # 217-00-001.001
DB 4-400
Tract 2



South Carolina Land records

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

Search Type:

*Book/Volume:

Page:

Recorded Date:

From

To

Search Results Per Page

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

[Back to the previous page](#)

Printing Instructions



TITLE TO REAL ESTATE
NO TITLE OPINION GIVEN
STATE OF SOUTH CAROLINA
COUNTY OF CHEROKEE

200700000392
Filed for Record in
CHEROKEE COUNTY, SC
BRANDY W MCBEE
01-19-2007 At 01:47 PM -
DEED 10.00
OR Volume 4 Page 400 - 400

KNOW ALL MEN BY THESE PRESENTS, that
in consideration of

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

Five and no/100ths (\$5.00) Dollars, Love and Affection

Dollars,

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

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

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

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

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

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

Mailing Address:

PO BOX 51
Smymrna SC 29743

TMN:

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

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to any public utility, streets or highway rights of way and/or easements and restrictions.

WITNESS the grantor(s)'s hand(s) and seal(s) this _____ day of _____ SIGNED, sealed and delivered in the presence of:

Genny Ruppe
Jane Fitter

Teresa Gail Byars n/k/a (SEAL)
Teresa Gail Humphries (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF CHEROKEE

PROBATE

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



Summary

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

[View Map](#)

Owners

COOK ALYIAH
 398 MOSS CROSSING
 BLACKSBURG SC
 29702

TRACT 3

Valuation

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

Building Information

| | | | |
|-----------------|---------|-------------------------------|-----|
| Building Type | R | Total Heated SF | 840 |
| Year Built | | Basement Total SF | 0 |
| Stories | 1 Story | Basement Finish SF | 0 |
| Pool | No | Porches/Decks/Stoops Total SF | 0 |
| Exterior Finish | | Garage SF | 0 |

Sales

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

Register of Deeds

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

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Version 2.3.88

217.00-00-001.005

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

DB 119
p. 1231

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

State of South Carolina)
County of Cherokee)

NO OPINION GIVEN
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that ROBERT AUDREY HOLLINS, (hereinafter called "Grantor"), in consideration of Five and 00/100 Dollars (\$5.00), to the Grantor in hand paid at and before the sealing of these presents, by ALYIAH COOK, (hereinafter called "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Alyiah Cook

Her heirs and assigns forever:

TRACT 3

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

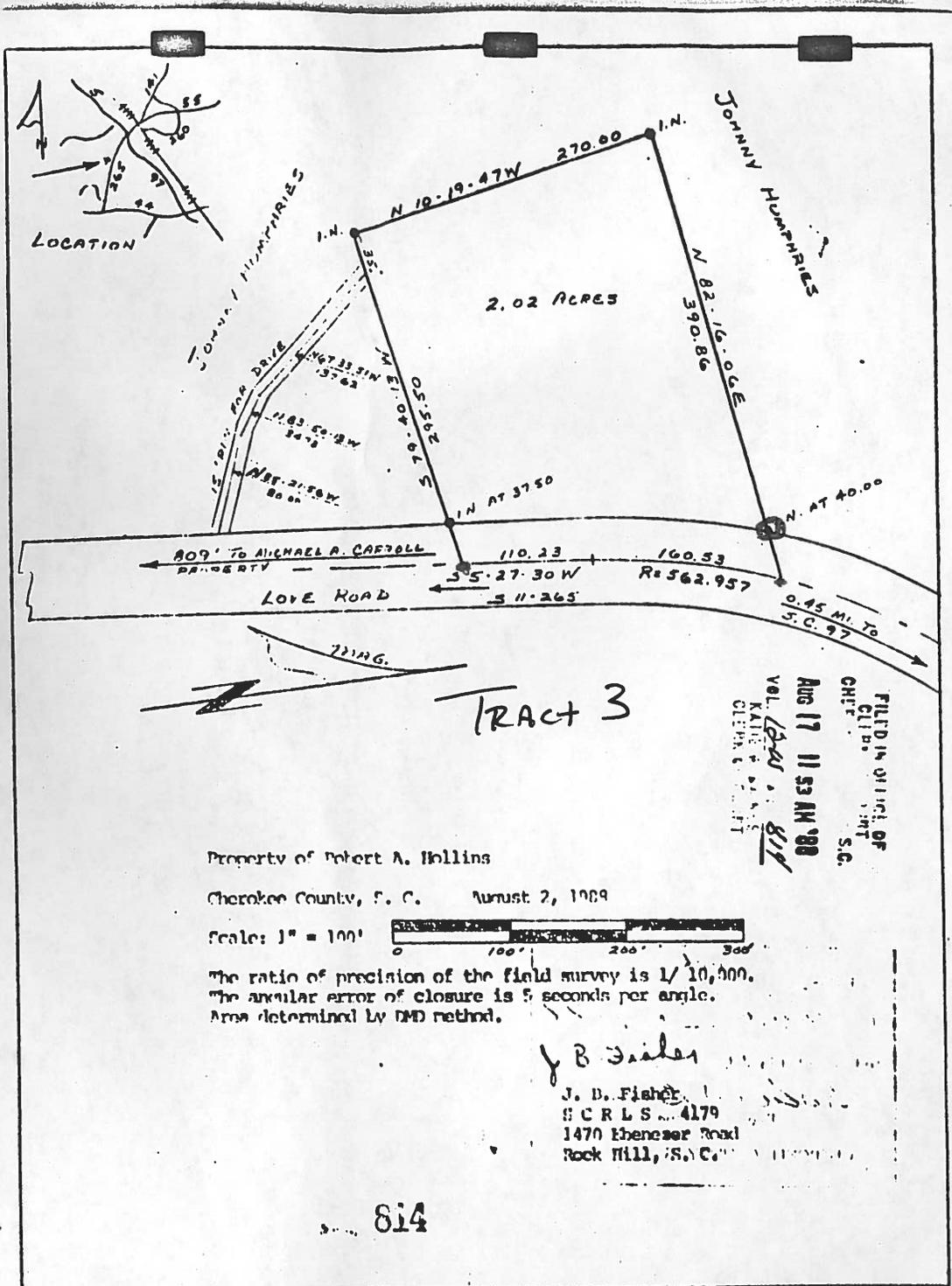
ALSO: A right-of-way 15 feet wide, (7.5 ft. each side) for purpose of Ingress and egress as follows: BEIGNNING on right-of-way of S11-265; thence N 85-21-56 W. 80 feet; thence N 83-50-13 W 34.78 feet; thence N 67-33-51 W 137.62 feet to tract of land described above.

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

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

Property Address: 212 Minning Road
Smyrna, SC 29743

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



TRACT 3

FILED IN OFFICE OF
 CLERK OF COURT
 S.C.
 AUG 17 11 53 AM '98
 VOL. 12-11-814
 KATHY F. ...
 CLERK OF COURT

Property of Robert A. Hollins

Cherokee County, S. C. August 2, 1989

Scale: 1" = 100'

The ratio of precision of the field survey is 1/10,000.
 The angular error of closure is 5 seconds per angle.
 Area determined by DMD method.

J. B. Fisher
 J. D. Fisher
 S. C. R. L. S. 4179
 1470 Ebeneser Road
 Rock Hill, S. C.

814

DB 12W
 P. 814

217-00-00-001.005

okee County, SC

001.015
istrict 05)
NG RD

ntial Improved Owner Occupied

NG RD

TRACT 4

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

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

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

Information (Dimensions in Feet), Sales.

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

okee County, SC

001.015
istrict 05)
NG RD

ntial Improved Owner Occupied

NG RD

TRACT 4

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

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

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

Information (Dimensions in Feet), Sales.

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

okee County, SC

001.015
istrict 05)
NG RD

itial Improved Owner Occupied

NG RD

TRACT 4

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

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

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

Information (Dimensions in Feet), Sales.

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



Summary

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

TRACT 5

[View Map](#)

Owners

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

Valuation

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

Sales

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

Register of Deeds

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

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

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[Version 2.3.88](#)



Summary

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

[View Map](#)

TRACT 6

Owners

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

Valuation

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

Building Information

| | | | |
|-----------------|--------------|-------------------------------|------|
| Building Type | R | Total Heated SF | 2084 |
| Year Built | | Basement Total SF | 0 |
| Stories | 1.5 Finished | Basement Finish SF | 0 |
| Pool | No | Porches/Decks/Stoops Total SF | 636 |
| Exterior Finish | Common Brick | Garage SF | 0 |

Sales

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

Register of Deeds

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

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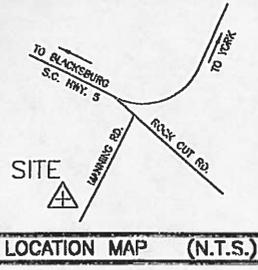
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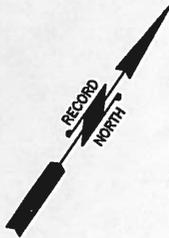
LEGEND
 I.O. - IRON OLD
 I.N. - IRON NEW
 PT. - POINT
 () - COPIED MEASUREMENT



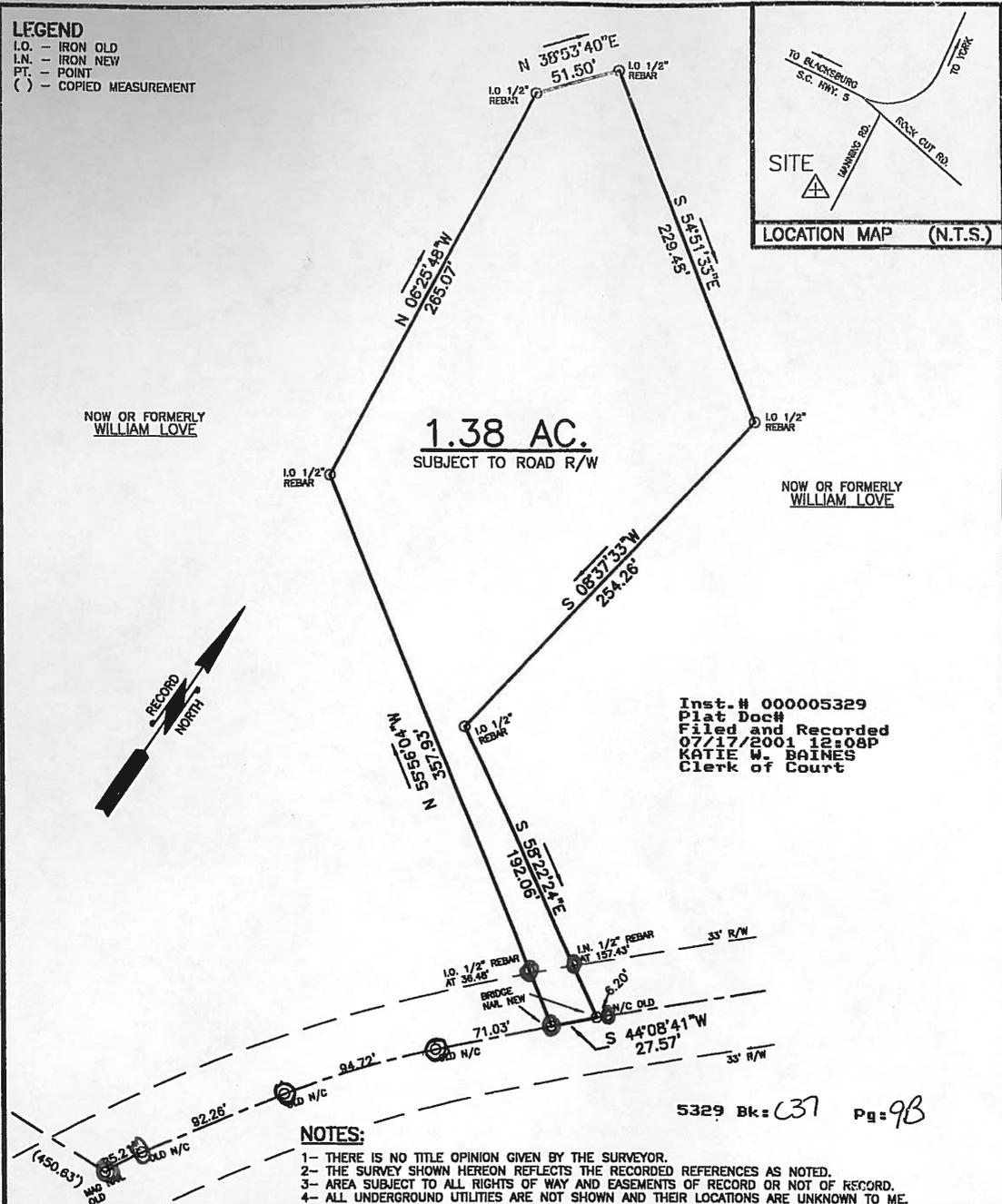
NOW OR FORMERLY
WILLIAM LOVE

1.38 AC.
SUBJECT TO ROAD R/W

NOW OR FORMERLY
WILLIAM LOVE



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



5329 Bk: C37 Pg: 9B

NOTES:

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

| | | | |
|---|--|---|---------------------------------|
| SURVEY FOR: | | ROBERT W. LOVE | |
| BEING A PORTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK 9,E PAGE 410. | | | |
| I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. | | MEMBER OF S.C. SOCIETY OF PROFESSIONAL LAND SURVEYORS | |
| | | | |
| COUNTY: | CHEROKEE | BLOCK MAP SHEET: | 217-00-00PAR: P/O 11 |
| DATE: | JUNE 29, 2001 | LOCATION: | ± 0.8 MILES S.W. OF KINGS CREEK |
| FILED BY: | K. THORNTON | STATE: | SOUTH CAROLINA |
| DRAWN BY: | K. THORNTON | FILE NAME: | DIXON |
| SURVEYED BY: | THORNTON LAND SURVEYING | | |
| PH. (864) 488-3078 | 102 REDWOOD DRIVE GAFFNEY, SC 29341 | | |

7/16/01



Summary

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

[View Map](#)

TRACT 7

Owners

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

Valuation

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

Building Information

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

Mobile Homes

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

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

Sales

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

Register of Deeds

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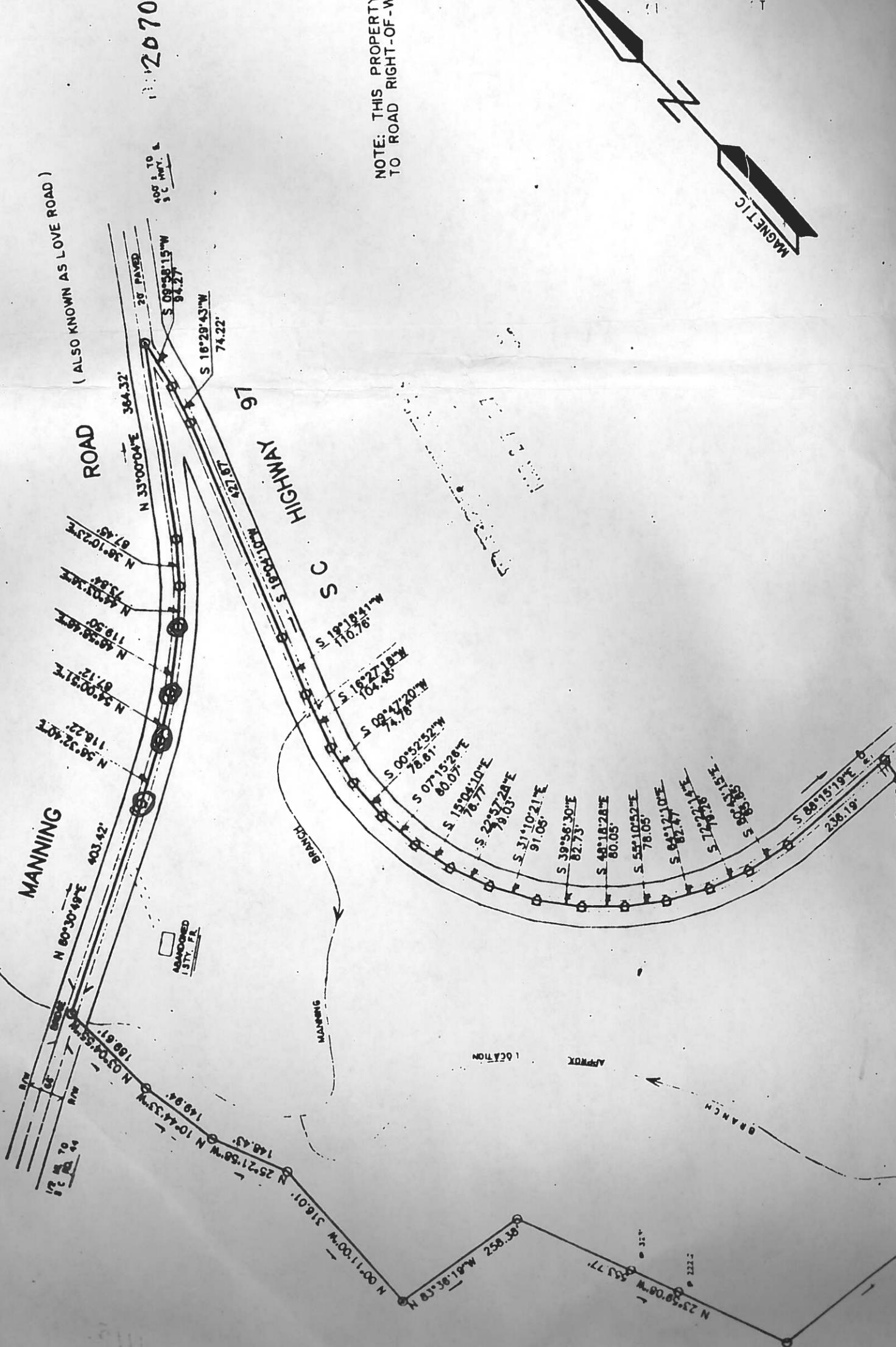
Version 2.3.88

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

217-00-00-001.012

PB 93
p.10

TRACT 7



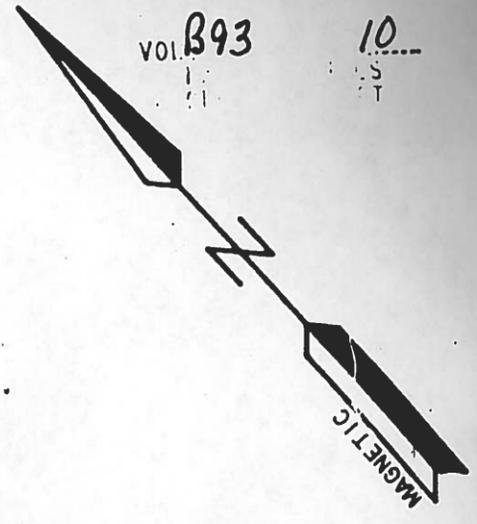
NOTE: THIS PROPERTY IS SUBJECT
TO ROAD RIGHT-OF-WAY.

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

MAR 21 2 20 PM '97

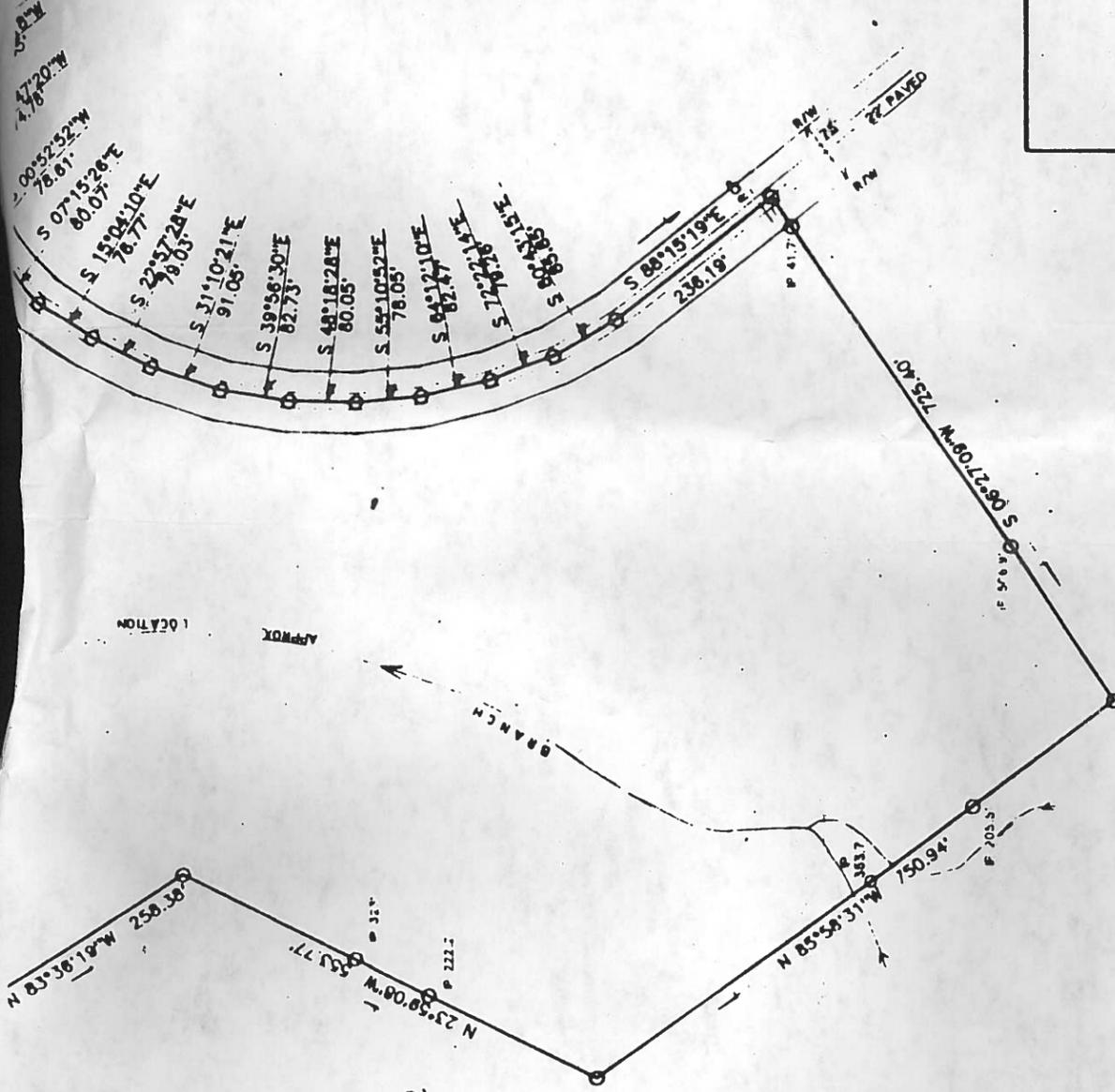
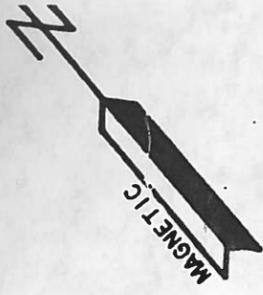
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NOTE: TH
TO ROAD

217-00-00-001.012
TRACT 7
PB 93
P.10



TOTAL

ALVIN J. SATTERFIELD, JR.

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

N/F GERDES, BLACKMAN
ET AL

PB 93
P.10

217-00-00-001.012

N/F GERDES, BLACKMAN ET AL

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



BUSINESS RECORDS CORPORATION

Check DB 89
P. 165

 **qPublic.net™** Cherokee County, SC

Summary

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

[View Map](#)

Owners

JG BLACKMON LLC
1650 MARYLAND AVE
CHARLOTTE NC
28209

Tract 8

Valuation

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

Sales

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

Register of Deeds

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

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

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

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[Version 2.3.88](#)

DB 113
p. 799EXHIBIT ALEGAL DESCRIPTION OF PROPERTY

Tract 8

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

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

PB C-19
P. 3

Tract 8

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

PLAT AVIN J. SATTERRHILL, JR.
BY THIS OFFICE 3-28-1995.
(C-975)

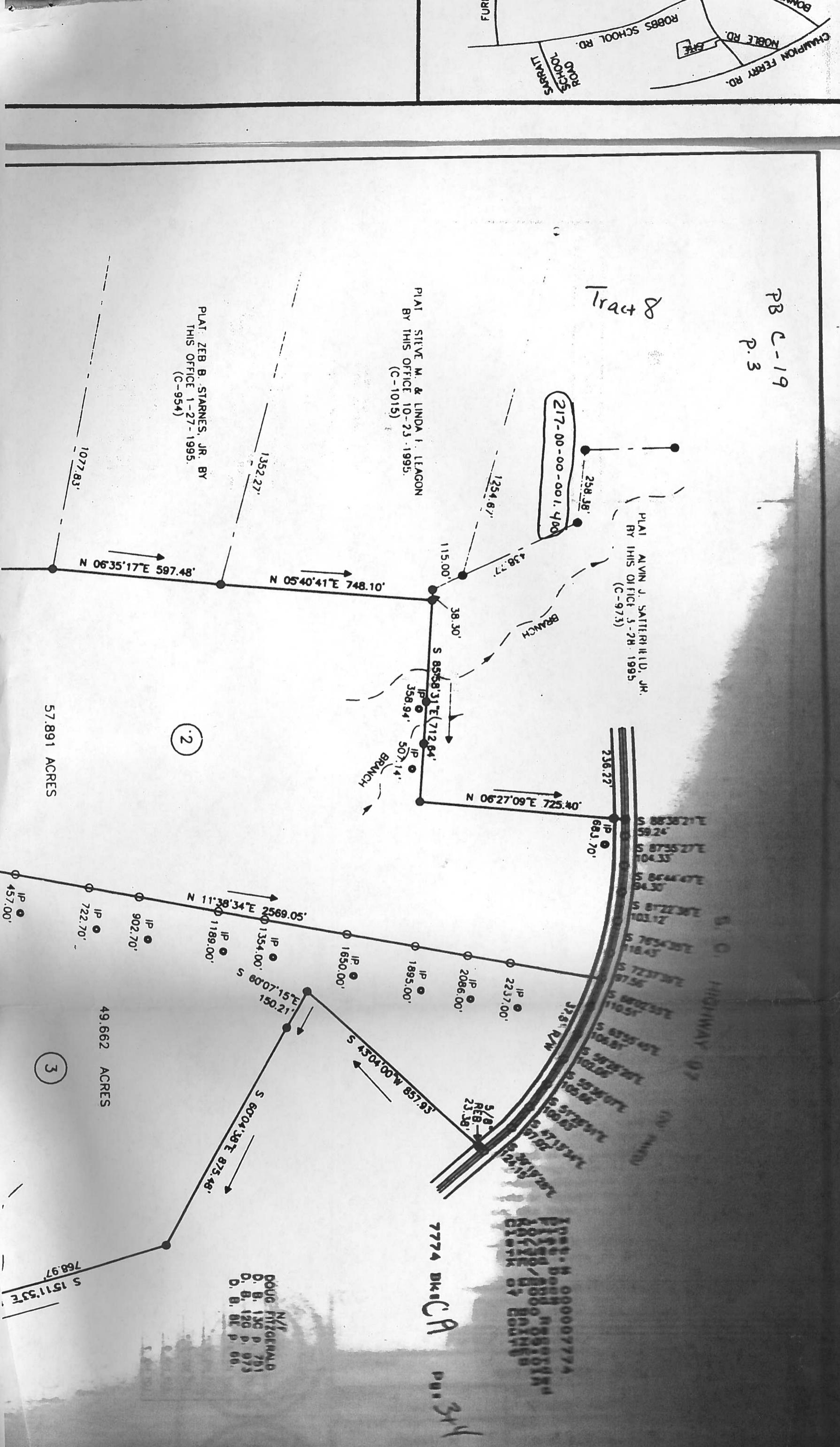
PLAT ZEB B. STARNES, JR. BY
THIS OFFICE 1-27-1995.
(C-954)

57.891 ACRES

49.662 ACRES

(2)

(3)



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

PLAT - B 000007774
FILED - 1995
OFFICE OF CLERK OF BOARD



Summary

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

[View Map](#)

Owners

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

Tract 9

Valuation

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

Building Information

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

Mobile Homes

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

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

Register of Deeds

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

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

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

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[Version 2.3.88](#)

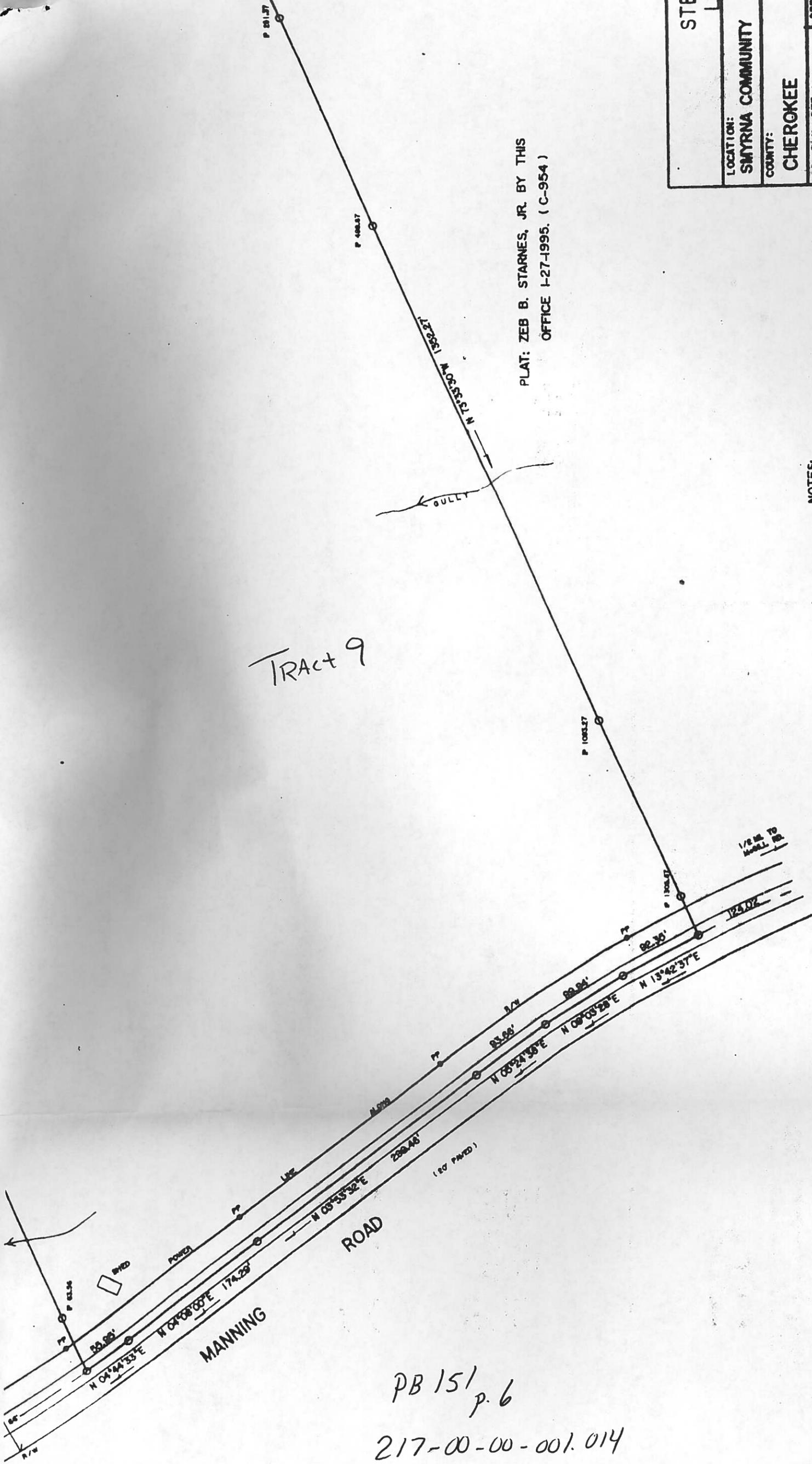
Tract 9

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

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

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

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



Tract 9

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

| | | |
|-----|-------------------|------------------|
| STE | LOCATION: | SMYRNA COMMUNITY |
| | COUNTY: | CHEROKEE |
| | CO. BLK. REF.: | P/O 217-00-001.0 |
| | DATE: | OCTOBER 23, 1995 |
| | SCALE: | 10' |
| | JAMES P.O. BOX | |

NOTES:
THIS PROPERTY IS SUBJECT TO ROAD R/W.
ALL PINS ARE 1/2" REBARS UNLESS OTHERWISE SHOWN.
NAILS 8 CAPS IN € ROAD.

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

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



BUSINESS RECORDS CORPORATION