

Cherokee County, SC

## Summary

Parcel Number 177-00-00-103.001  
 Tax District County (District 05)  
 Location Address 593 BEAR CREEK RD  
 Town Code  
 Class Code (NOTE: Not Zoning Info) RI-Residential Improved  
 Acres 2.59  
 Description 593 BEAR CREEK RD  
 Record Type Residential  
 Owner Occupied  
 Deed Book/Page 123-2839  
 Plat Book/Page C72-5

TRACT 1

[View Map](#)

## Owners

HAM JAMES B  
 593 BEAR CREEK ROAD  
 BLACKSBURG SC  
 29702

## Valuation

Land Market Value \$17,500  
 Improvement Market Value \$40,000  
 Total Market Value \$57,500  
 Taxable Value \$57,500  
 Total Assessment Market \$2,300

## Building Information

Building Type R  
 Year Built 1980  
 Stories 1 Story  
 Pool No  
 Exterior Finish Siding

Total Heated SF 800  
 Basement Total SF 0  
 Basement Finish SF 0  
 Porches/Decks/Stoops Total SF 240  
 Garage SF 0

## Sales

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
06/19/2020	\$79,000	123 / 2839	C72 / 5	SCHWAB SALLY L	HAM JAMES B	Y	
01/20/2015	\$46,800	75 / 2201	C72 / 5	LANIER RENA & CURLEY	SCHWAB SALLY L	N	Other
11/01/2002	\$5	136 / 48	C72 / 4A	LANIER CURLEY	LANIER RENA & CURLEY	N	Parcel Interest

## Register of Deeds

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

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

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Developed by  
 Schneider  
 GEOSPATIAL

[Version 2.3.86](#)





**Summary**

Parcel Number	177-00-00-103.000
Tax District	County (District 05)
Location Address	597 BEAR CREEK RD
Town Code	
Class Code (NOTE: Not Zoning Info)	MS-Mobile Home Site
Acres	1.00
Description	597 BEAR CREEK RD
Record Type	
Owner Occupied	
Deed Book/Page	31-1418
Plat Book/Page	C72-4A

[View Map](#)

**Owners**

[HAM JAMIE P](#)  
 217 99 ISLAND RD  
 BLACKSBURG SC  
 29702

TRACT 2

**Valuation**

Land Market Value	\$9,000
Improvement Market Value	\$0
Total Market Value	\$9,000
Taxable Value	\$9,000
Total Assessment Market	\$540

**Building Information**

Building Type	R	Total Heated SF	1296
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
HAM JAMIE 217 NINETY NINE ISLAND RD BLACKSBURG S C	597 BEAR CREEK RD	1998	\$18,800	GREY	048 x 027	OAKWOOD	17230	OW584366AAB3419	

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
10/20/2009	\$16,900	31 / 1418	C72 / 4A	FEDERAL HOME LOAN MTG CORP	HAM JAMIE P	Y	
07/15/2009	\$2,500	29 / 588	C72 / 4A	LANIER ANTHONY & CRYSTAL	FEDERAL HOME LOAN MTG CORP	N	Foreclosure

**Register of Deeds**

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**Summary**

Parcel Number 177-00-00-084.002  
 Tax District County (District 05)  
 Location Address 747 BEAR CREEK 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 11.73  
 Description 747 BEAR CREEK RD  
 Record Type Residential  
 Owner Occupied  
 Deed Book/Page 111-950  
 Plat Book/Page 15-2656

TRACT 3

[View Map](#)

**Owners**

LANIER JAMES BRYON  
 747 BEAR CREEK RD  
 BLACKSBURG SC  
 29702

**Valuation**

Land Market Value \$31,200  
 Improvement Market Value \$8,800  
 Total Market Value \$40,000  
 Taxable Value \$18,420  
 Total Assessment Market \$740

**Building Information**

Building Type	R	Total Heated SF	784
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
LANIER JAMES BRYON 747 BEAR CREEK RD BLACKSBURG SC	747 BEAR CREEK RD		\$8,800		056 x 014	KENTUCKY			

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
11/08/2011	\$15,000	47 / 1620	/	LANIER FRANKLIN D	WALLACE BILLY O	N	Other
11/30/1994	\$1	14G / 737	/	LANIER LILLIAN	LANIER FRANKLIN D	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).

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Summary

Parcel Number	177-00-00-082.000
Tax District	County (District 05)
Location Address	807 BEAR CREEK RD
Town Code	
Class Code (NOTE: Not Zoning Info)	RIO-Residential Improved Owner Occupied
Acres	4.08
Description	807 BEAR CREEK RD
Record Type	Residential
Owner Occupied	Y
Deed Book/Page	8V-112
Plat Book/Page	

TRACT 4

[View Map](#)

Owners

RAMSEY RALPH  
807 BEAR CREEK RD  
BLACKSBURG, SC  
29702

Valuation

Land Market Value	\$24,500
Improvement Market Value	\$45,700
Total Market Value	\$70,200
Taxable Value	\$70,200
Total Assessment Market	\$2,810

Building Information

Building Type	R	Total Heated SF	1107
Year Built	1969	Basement Total SF	0
Stories	1 Story	Basement Finish SF	0
Pool	No	Porches/Decks/Stoops Total SF	180
Exterior Finish	Masonry Veneer	Garage SF	0

Register of Deeds

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

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State of South Carolina  
COUNTY OF CHEROKEE

Title Deed to Real Estate

TRACT 4

112

177-00-00-082.000

DB 8V/112

Both Deeds = 4.08 Ac.

RECORDED  
INDEXED  
FEB 23 1 10 PM '93  
CLERK OF COURT

KNOW ALL MEN BY THESE PRESENTS THAT I, Winston Ramsey, of  
Cherokee Falls, S. C.

in the State aforesaid \_\_\_\_\_ for and \_\_\_\_\_ in consideration of the sum  
of Five (\$5.00) Dollars - Love and Affection \_\_\_\_\_  
to me \_\_\_\_\_ in hand paid at and before the sealing of these presents by

Ralph Ramsey of Cherokee Falls, S. C.

(the receipt whereof is hereby acknowledged) have granted, bargained, sold and released and  
by these presents do grant, bargain, sell and release unto the said Ralph Ramsey,  
his heirs and assigns: (Subject to the reservation hereinafter set forth)

All that certain piece, parcel or lot of land lying and being situate on  
the South side of S. C. Road S-11-119 approximately five (5) miles South of  
Blacksburg, Cherokee County, South Carolina, designated as Lot No. 2 on  
survey and plat made by J. V. Phillips, Jr., R. S., dated October 27, 1961,  
and recorded in Deed Book \_\_\_\_\_, at page \_\_\_\_\_, Clerk of Court's Office  
for Cherokee County, S. C. and described according to said plat as follows:  
BEGINNING at corner of Lot No. 3 and running thence N. 6° W. 327 feet to  
S. C. Road S-11-119 on line of Lot No. 1; thence with line of Lot No. 1 and  
S. C. Road S-11-119 N. 75°-55' E. 302 feet to line of Lot No. 4; thence with  
lines of Lots Nos. 4 and 5, S. 8° E. 364 feet to corner of Lot No. 3; thence  
with line of Lot No. 3, S. 82°-35' W. 314 feet to beginning corner and con-  
taining 2.41 acres, more or less; and being a portion of the parcel or lot of  
land described in a deed from Rachell Ramsey to Winston Ramsey dated  
November 5, 1932, and recorded in Deed Book 2-Q, at page 280, Clerk of  
Court's Office for Cherokee County, S. C.

Provided, however, that the Grantor's wife, Jeannette B. Ramsey, is  
to have the right to the use and income from the above described parcel or lot  
of land for and during her lifetime, at her death the said lot to become the  
property of the Grantee herein without any restriction whatsoever.

Tract 4  
Position 5  
775

FILED, RECORDED, INDEXED  
USD 12-13-69 12:39:21 PM  
Form 1006-1  
CO Fee \$5.00  
RECORD of Court  
BRANDY W. HCBEE  
Cherokee County, SC

RESTATE MORTGAGE FOR SOUTH CAROLINA  
(INSURED LOANS TO INDIVIDUALS)

CLERK OF COURT  
BRANDY W. HCBEE  
JUN 18 11 33 AM '69

177-00-00-082

KNOW ALL MEN BY THESE PRESENTS, Dated June 18, 1969

WHEREAS, the undersigned Ralph Ramsey

residing in Cherokee County, South Carolina, whose office is at Rt. 1, Blacksburg, South Carolina 29702

are (is) justly indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, herein called "Government," as evidenced by a certain promissory note, herein called "the note," dated June 18, 1969, for the principal sum of Eleven Thousand, Eight Hundred and 18 Dollars (\$11,800.00), with interest at the rate of five & one-eighth percent (5 1/8%) per annum, created by and payable to the order of the Government in installments as specified therein, the final installment being due on June 18, 1972 which note authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower; and

WHEREAS, the note evidences a loan to Borrower in the principal amount specified therein, made with the purpose and intent the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farmers Home Act of 1961, or Title V of the Housing Act of 1949; and

WHEREAS, when payment of the note is insured by the Government, it may be assigned from time to time and each holder of the note, in turn, will be the insured lender; and

WHEREAS, when payment of the note is insured by the Government, the Government will execute and deliver to the insured lender with the note an insurance endorsement insuring the payment of all amounts payable to the insured lender in connection with the note;

WHEREAS, when payment of the note is insured by the Government, the Government by agreement with the insured lender set forth in the insurance endorsement may be entitled to a specified portion of the payments on the note, to be designated the "annual charge";

WHEREAS, a condition of the insurance of payment of the note will be that the holder will forego his rights and remedies against any others in connection with said loan, as well as any benefit of this instrument, and will accept the benefits of such insurance in lieu thereof, and upon the Government's request will assign the note to the Government; and

WHEREAS, it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government or in the event the Government should assign the instrument without insurance of the note, this instrument shall secure the payment of the note but when the note is held by an insured lender, this instrument shall not secure payment of the note or any other indebtedness; but as to the note and such debt shall constitute an indemnity mortgage to secure the Government against the loss of the insurance benefit by reason of any default by Borrower;

NOW, THEREFORE, in consideration of said loan and (a) at all times when the note is held by the Government or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note, renewals and extensions thereof and any agreements contained therein, including any provision for the payment of an insurance charge, (b) at all times when the note is held by an insured lender, to secure performance of Borrower's agreement herein to insure and save harmless the Government against loss under its insurance endorsement by reason of any default by Borrower, and (c) in any event to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter provided, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower hereby grant, bargain, sell, release, and assign unto the Government, with general warranty, the following property situated in

of South Carolina, County(ies) of Cherokee

All that certain piece, parcel or lot of land lying and being situate in Cherokee County and State aforesaid, on the North side of S. C. Road S 11-119, approximately five (5) miles South of Blacksburg, Cherokee Co., S. C., designated as Lot No. 1 on survey and plat made by J. V. Phillips, Jr., R. S. dated October 27, 1961, and recorded in Deed Book 5M, Page 102, Clerk of Court's Office Cherokee Co., S. C., and described according to said plat as follows: Begin at point in S. C. Road S 11-119 and running thence N. 6° W. 160 ft. to iron pin N. 40° E. 184.8 ft. to iron pin; thence N. 79°-45' E. 166 ft. to corner of Lot No. 4, thence with line of Lot No. 4 S. 8° E. 259.5 ft. to corner of Lot No. 1, S. C. Road S 11-119; thence with line of lot No. 2, and said Road S. 75°-55' W feet to beginning corner, and containing 1.67 acres, more or less.

000006584 Bk: 01243 Ps: 00287



Parcel Number 177-00-00-081.000  
 Tax District County (District 05)  
 Location Address 819 BEAR CREEK RD  
 Town Code  
 Class Code (NOTE: Not Zoning Info) RIO-Residential Improved Owner Occupied  
 Acres 3.10  
 Description 819 BEAR CREEK RD  
 Record Type Residential  
 Owner Occupied Y  
 Deed Book/Page 117-2357  
 Plat Book/Page

TRACT 5

[View Map](#)

**Owners**

RAMSEY FRANCES B  
 819 BEAR CREEK RD  
 BLACKSBURG, SC  
 29702

**Valuation**

Land Market Value \$18,500  
 Improvement Market Value \$42,500  
 Total Market Value \$61,000  
 Taxable Value \$61,000  
 Total Assessment Market \$2,440

**Building Information**

Building Type	R	Total Heated SF	1482
Year Built	1962	Basement Total SF	0
Stories	1 Story	Basement Finish SF	0
Pool	No	Porches/Decks/Stoops Total SF	0
Exterior Finish	Masonry Veneer	Garage SF	0

**Sales**

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
11/18/2019	\$0	117 / 2357	0000 / 0000	RAMSEY OLIN	RAMSEY FRANCES B	N	Family

**Register of Deeds**

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1770000081.00

**Deed Prep. Only  
No Opinion Given**

Instrument  
201900005856

Volume Page  
117 2357

STATE OF SOUTH CAROLINA	)	IN THE PROBATE COURT
	)	
COUNTY OF CHEROKEE	)	DEED OF DISTRIBUTION
	)	(Real Property Only)
IN THE MATTER OF:	)	
	)	
Olin D. Ramsey	)	NOT A WARRANTY DEED
	)	
(Decedent)	)	CASE NO.: 2019ES1100074

County where property is located if not above County:

TRACT 5

The undersigned states as follows:

Decedent died on December 7, 2018; and probate of the Estate is being administered in the Probate Court for Cherokee County, South Carolina, in File #2019ES1100074.

I was appointed Personal Representative on February 13, 2019.

Decedent owned real property described as follows:

Tax Map Number: 177-00-00-081.000

Street/Property Address: 819 Bear Creek Road, Blacksburg, SC 29702

201900005856  
 Filed for Record in  
 CHEROKEE COUNTY, SC  
 PHYLLIS COYLE, REGISTER OF DEEDS  
 11-20-2019 At 12:30 pm.  
 DEED OF DIS 15.00  
 Volume 117 Page 2357 - 2358

Legal Description: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Cherokee, located on both sides of S.C. Road S-11-119, approximately five (5) miles South of Blacksburg, and being more particularly shown and designated as Lot No. 4, on survey dated October 27, 1961, prepared by J. V. Phillips, Jr., RS, recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, in the Register of Deeds for Cherokee County and described according to said plat as follows: BEGINNING at point in line of Lot No. 2 and corner of Lot No. 5 and running thence with lines of Lots Nos. 1 and 2, N 8 W 433.5 feet to iron pin; thence N 79-45 E 341 feet; thence S 11-05 E 341 feet to corner of Lot No. 5; thence with line of Lot No. 5 S 64-45 W 376 feet to beginning corner and containing 3.10 acres, more or less.

This property was conveyed to Olin D. Ramsey by Winston Ramsey by deed dated November 3, 1961 and recorded June 1, 1962 in the Register of Deeds Office for Cherokee County, S.C. in Deed Book 5-L, Page 405.

This transfer is made pursuant to:

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



Summary

Parcel Number	177-00-00-074.001
Tax District	County (District 05)
Location Address	847 BEAR CREEK RD
Town Code	
Class Code (NOTE: Not Zoning Info)	RI-Residential Improved
Acres	0.80
Description	847 BEAR CREEK RD
Record Type	Residential
Owner Occupied	
Deed Book/Page	121-2449
Plat Book/Page	

TRACT 6

[View Map](#)

Owners

[LANIER KIMBERLY LORI](#)  
276 GARDEN LAKES DR  
BLACKSBURG SC  
29702

Valuation

Land Market Value	\$8,000
Improvement Market Value	\$500
Total Market Value	\$8,500
Taxable Value	\$8,500
Total Assessment Market	\$510

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

Sales

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
04/09/2020	\$0	121 / 2449	0000 / 0000	LANIER BARRY W	LANIER KIMBERLY LORI	N	Family

Register of Deeds

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 **qPublic.net™** Cherokee County, SC

Parcel Number 177-00-00-074.000  
 Tax District County (District 05)  
 Location Address 901 BEAR CREEK RD  
 Town Code  
 Class Code (NOTE: Not Zoning Info) RIO-Residential Improved Owner Occupied  
 Acres 2.49  
 Description 901 BEAR CREEK RD  
 Record Type Residential  
 Owner Occupied Y  
 Deed Book/Page 121-2449  
 Plat Book/Page

[View Map](#)

TRACT 7

**Owners**

LANIER JUDY ETAL  
 276 GARDEN LAKES DR  
 BLACKSBURG SC  
 29702

**Valuation**

Land Market Value \$17,000  
 Improvement Market Value \$26,900  
 Total Market Value \$43,900  
 Taxable Value \$43,900  
 Total Assessment Market \$1,760

**Building Information**

Building Type	R	Total Heated SF	1464
Year Built		Basement Total SF	0
Stories	1 Story	Basement Finish SF	0
Pool	No	Porches/Decks/Stoops Total SF	0
Exterior Finish	Hardboard	Garage SF	0

**Mobile Homes**

Owner	Property Addr	Year Built	Market Value	Color	Length x Width	Make	Decal	Serial Number	Permit Number
LANIER JUDY ETAL 276 GARDEN LAKES DR BLACKSBURG SC	901 BEAR CREEK RD		\$26,900	YELLOW	061 x 024	WESTMINISTER			
LANIER JUDY ETAL 901 BEAR CREEK ROAD BLACKSBURG SC	901 BEAR CREEK RD		\$26,900	YELLOW	061 x 024	WESTMINISTER			

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
04/09/2020	\$0	121 / 2449	0000 / 0000	LANIER BARRY WAYNE	LANIER JUDY ETAL	N	Family
06/29/2012	\$0	53 / 841	0000 / 0000	LANIER BENJAMIN	LANIER JUDY ETAL	N	Family

**Register of Deeds**

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177-00-00-014.001

Instrument  
202000001931

Volume Page  
121 2449

DB 121/2449

177-00-00-074

TRACT 6-7

**NO TITLE OPINION GIVEN**

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

**• PROBATE COURT**

202000001931  
Filed for Record in  
CHEROKEE COUNTY, SC  
PHYLLIS COYLE, REGISTER OF DEEDS  
04-15-2020 At 01:08 PM.  
DEED OF DIS 15.00  
Volume 121 Page 2449 - 2452

**IN THE MATTER OF:** Barry Wayne Lanier

**CASE NUMBER:** 2019ES1100246

**DEED OF DISTRIBUTION**

**WHEREAS**, the decedent died on the 13th day of May 2019, and,

**WHEREAS**, the estate of the decedent is being administered in the

Probate Court for Cherokee County, South Carolina in File

# 2019ES1100246; and,

**WHEREAS**, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

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

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

**Name:** Kimberly Lori Lanier  
**Address:** 276 Garden Lakes Drive.  
Blacksburg, SC 29702

TRACT 657

Instrument  
20200001931Volume Page  
121 2450

**All of Barry Wayne Lanier's interest in and to the following described real property:**

ALL that certain piece, parcel or lot of land, lying, being, and situate in Cherokee Township, County of Cherokee, State of South Carolina, on the north side of S.C. State Road 11-119 and being described as follows:

BEGINNING at an iron pin in the centerline of S.C. State Road 11-119, the pin being located N 83-33 E 265.1 feet from a point of intersection of the centerline of S.C. State Road 11-119 with the eastern boundary line of William Ramsey; thence N 6-27 W 230.0 feet to an iron pin; thence N 83-33 E 175.00 feet to an iron pin; thence S 20-07 W 55.90 feet to an iron pin; thence with the centerline of the road S 83-33 W 150.00 feet to the point of beginning, containing 0.8 acre, more or less

Tax Map No: 177-00-00-074.1

177-00-00-074

This is the identical property conveyed to Barry W. Lanier from Carol R. Lanier by Deed, dated March 12, 1986 and recorded in the office of the Clerk of Court for Cherokee County, South Carolina, in Deed Book 12-I, at page 977.

ALSO: All that certain piece, parcel or lot of land lying and being situate in Cherokee County, South Carolina, known as Lot No. 14 of Garden Lakes Subdivision as shown on plat prepared by Mike W. Byars, RLS, dated May 6, 1987 and recorded in Deed Book 12-H, Page 153, Clerk's Office for Cherokee County, to which said plat is referred for a more complete and particular description.

This being the same property conveyed to Grantor by deed recorded in Deed Book 75, Page 100, Clerk's Office for Cherokee County, South Carolina.

Tax Map No: 154-000-00-142.000

ALSO: All that certain piece, parcel or lot of land described is a deed from Rachel Ramsey to me, Callie R. Lanier, dated June 5, 1944 and recorded in Deed Book 3-I, Page 278, Registry for Cherokee County, S.C.; "Lying and situated and being in Cherokee County and Cherokee Township and known as

TRACT 6 + 7

Lot No. 3 on plat made by R. O. Sams, January 31, 1913 of land owned by Colonel A. Marin, deceased. BEGINNING on stake on old line, corner of Lot No. 2 and running with line of No. 2, N. 11 ¼ W. 7.87 1/3 chains to stake on Porter's line; thence with Porter's N. 78 ¾ E. 8.87 chains to stake, corner of lot No. 4; thence with line of No. 4 S.11 ¼ E. 3.65 chains to stake on line of old survey; thence with line of old survey to beginning corner, containing six and 7/100 (6.7/100 acres of land, more or less.

This being the same property conveyed to Judy Lanier, Barry W. Lanier and Joye Guyton, from the Estate of Benjamin C. Lanier by Deed of Distribution, dated July 19, 2012 and recorded in Volume 53, at Pages, 841-842 in the Cherokee County Clerk of Court Office for Cherokee County, South Carolina.

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

**TO HAVE AND TO HOLD**, all and singular, the said Premises/Property unto the grantees herein, their heirs and assigns forever.

**IN WITNESS WHEREOF**, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 9 day of April 2020.

177-00-00-074  
177-00-00-074.001

 **qPublic.net**™ Cherokee County, SC

Parcel Number	177-00-00-075.000
Tax District	County (District 05)
Location Address	BEAR CREEK RD
Town Code	
Class Code (NOTE: Not Zoning Info)	RV-Residential Vacant
Acres	3.00
Description	BEAR CREEK RD LT#3
Record Type	Residential
Owner Occupied	
Deed Book/Page	8W-42
Plat Book/Page	

[View Map](#)

**Owners**

PATTERSON RICHARD N  
2010 PARK AVENUE  
EUNICE LA  
70535

TRACT 8

**Valuation**

Land Market Value	\$15,000
Improvement Market Value	\$0
Total Market Value	\$15,000
Taxable Value	\$9,000
Total Assessment Market	\$540

**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

**Sales**

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
08/20/2001	\$10	105 / 264	0000 / 0000	PATTERSON NESBITT	PATTERSON RICHARD N	N	Family

**Register of Deeds**

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

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

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177 00 00 075.00  
8W 42

State of South Carolina  
COUNTY OF CHEROKEE

Title Deed to Real Estate

42

TRACT 8

FILED FOR RECORD  
CLERK OF COURT  
CHEROKEE COUNTY, S.C.  
MAR 24 2 07 PM '73  
VOL. 8 W PAGE 42  
Patterson  
C. W. P.

KNOW ALL MEN BY THESE PRESENTS THAT I, Benjamin C. Lanier

in the State aforesaid for and in consideration of the sum  
of Five and No/100 (\$5.00) ----- Dollars  
to me in hand paid at and before the sealing of these presents by  
John Nesbitt Patterson

(the receipt whereof is hereby acknowledged) have granted, bargained, sold and released and  
by these presents do grant, bargain, sell and release unto the said John Nesbitt Patterson,  
his heirs and assigns:

ALL that certain parcel or tract of land described in a deed from Rachel Ramsey  
to me, Callie E. Lanier, dated June 5, 1944 and recorded in Deed Book 3-1, at  
page 278, Registry for Cherokee County, S. C.; "Lying and situated and being in  
Cherokee County and Cherokee Township and known as Lot No. 3 on plat made by  
R. O. Sams January 31, 1913, of land owned by Colonel A. Martin, deceased.  
Beginning on stake on old line, corner of Lot No. 2 and running with line of No.  
2, N. 11 1/4 W. 7.87 1/3 chains to stake on Porter's line; thence with Porter's  
N. 78 3/4 E. 8.87 chains to stake, corner of Lot No. 4; thence with line of No.  
4, S. 11 1/4 E. 3.65 chains to stake on line of old survey; thence with line of  
old survey to beginning corner, containing Six and 7/100 (6-7/100) acres of land,  
more or less."

LESS, all that certain piece, parcel or tract of land, situate, lying and being  
in the State of South Carolina, County of Cherokee on the north side of S. C.  
Road 8-11-119 containing 3.3 acres and being more fully shown and delineated on  
a plat of Ben Lanier prepared by J. V. Phillips, Jr. on March 24, 1973 and re-  
corded in the office of the Clerk of Court for Cherokee County, S. C. in Deed  
Book 8-7 page 139, and described thereon as follows: BEGINNING at a point  
on the center line of S. C. Road 8-11-119 and running thence with the line of  
Winston Ramsey N. 9-05 W. 264 feet to a stake; thence with the line of Porter  
N. 80-45 E. 385.4 feet to a stake; thence S. 9-05 E. 255 feet to the center  
line of S. C. Road 8-11-119; thence along and with the center line of said road  
S. 79-15 W. 383.2 feet to the point of beginning.

It is the intention of this conveyance to convey that portion of the property  
which lies south of S. C. Road 8-11-119 containing 2.77 acres, more or less.

This is a portion of the property conveyed to me by Millie Patterson, et al, by  
deed dated April 28 1973 and recorded in the office of the Clerk of Court

 **qPublic.net™** Cherokee County, SC

Parcel Number 177-00-00-084.102  
 Tax District County (District 05)  
 Location Address 760 BEAR CREEK RD  
 Town Code  
 Class Code (NOTE: Not Zoning Info) RI-Residential Improved  
 OF-Ag Land sold waiting for reapplication  
 Note multiple classes/buildings on this parcel.  
 Acres 6.42  
 Description BEAR CREEK ROAD  
 Record Type Residential  
 Owner Occupied  
 Deed Book/Page 115-1743  
 Plat Book/Page

TRACT 9

[View Map](#)

**Owners**

SUGGS PHILIP MARK  
 105 BARBARA AVE  
 GAFFNEY S C  
 29341

**Valuation**

Land Market Value \$28,200  
 Improvement Market Value \$25,900  
 Total Market Value \$54,100  
 Taxable Value \$54,100  
 Total Assessment Market \$3,250

**Building Information**

Building Type	R	Total Heated SF	1470
Year Built	2020	Basement Total SF	0
Stories	1 Story	Basement Finish SF	0
Pool	No	Porches/Decks/Stoops Total SF	517
Exterior Finish	Siding	Garage SF	0

**Sales**

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name	True Sale	True Sale Code
09/05/2019	\$59,900	115 / 1743	/	WICKS VIRGIL D & CRYSTAL	SUGGS PHILIP MARK	Y	
02/22/2019	\$14,000	110 / 964	/	WICKS DILLON BRADLEY	WICKS VIRGIL D & CRYSTAL	N	Other
12/29/2017	\$15,000	100 / 632	/	WALLACE BILLY O	WICKS DILLON BRADLEY	N	Other
11/08/2011	\$15,000	47 / 1620	/	LANIER FRANKLIN	WALLACE BILLY O	N	Other
11/08/2011	\$15,000	47 / 1620	/	LANIER FRANKLIN	WALLACE BILLY O	N	Other

**Register of Deeds**

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

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**Summary**

Parcel Number 177-00-00-084.001  
 Tax District County (District 05)  
 Location Address 722 BEAR CREEK RD  
 Town Code  
 Class Code (NOTE: Not Zoning Info) R1-Residential Improved  
 Acres 3.91  
 Description 722 BEAR CREEK RD  
 Record Type Residential  
 Owner Occupied Y  
 Deed Book/Page 203-292  
 Plat Book/Page 13C-91A

Tract 10

[View Map](#)

**Owners**

MULLINAX DORIS LIFE EST THEN  
 722 BEAR CREEK RD  
 BLACKSBURG SC  
 29702

**Valuation**

Land Market Value \$23,500  
 Improvement Market Value \$19,600  
 Total Market Value \$43,100  
 Taxable Value \$43,100  
 Total Assessment Market \$2,590

**Building Information**

Building Type	R	Total Heated SF	1250
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
03/25/2005	\$5	203 / 292	13C / 91A	MULLINAX DORIS	MULLINAX TIMOTHY J	N	Family
03/08/2005	\$5	202 / 186	13C / 91A	MULLINAX DORIS L ETAL	MULLINAX DORIS	N	Family

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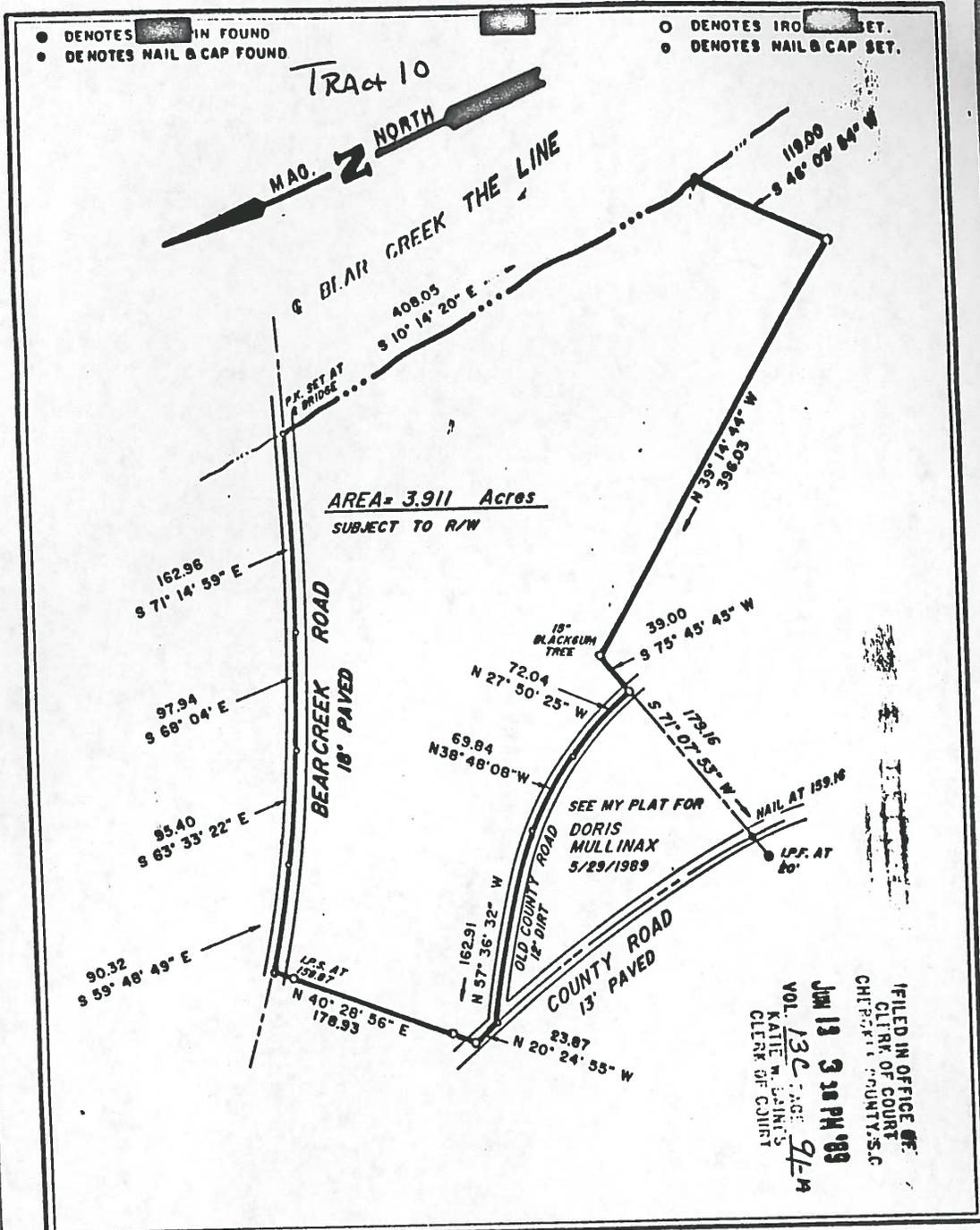


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17700 00 084,001

13C-911  
13C-91A



SURVEY FOR:

**DORIS MULLINAX**

BEING A PORTION OF THE PROPERTY AS DESCRIBED IN D.B. 10C/386. ALSO SEE D.B. 8J/319.

91-A

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/10,000, BEFORE BALANCING, AND THE AREA(S) WAS DETERMINED BY COMPUTER CALCULATION. THIS PROPERTY  IS  IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP OF 1 AUG. 1984.

*Neil R. Phillips*  
S.C. PROFESSIONAL LAND SURVEYOR NO. 2903.

SEAL:



COUNTY <b>CHEROKEE</b>	LOCATION: (NEAR BLACKSBURG) APPROX. 2 MILES FROM CHEROKEE FALLS	STATE: <b>SOUTH CAROLINA</b>
DATE <b>6 JUNE 1989</b>	RIOCK MAP: SHEET _____	FIELD CHIEF: <b>RALPH SMITH</b>
SCALE <b>1"=100'</b>	PARCEL _____	DRAWN BY: <b>NANCY BERRY</b>
SURVEYED BY <b>NEIL R. PHILLIPS, PROFESSIONAL LAND SURVEYOR</b> 1116 BLACKSTOCK ROAD MOORE, SOUTH CAROLINA 29369		

(803) 376-9663 (803) 376-9424

91-A



Summary

Parcel Number 178-00-00-001.000
Tax District County (District 05)
Location Address BEAR CREEK RD
Town Code
Class Code (NOTE: Not Zoning Info) MV-Market Value
FUV-Agricultural Use
Note multiple classes/buildings on this parcel.
Acres 157.47
Description BEAR CREEK:LANIER :RAIN:PARRIS
Record Type Agricultural
Owner Occupied
Deed Book/Page 176-181
Plat Book/Page 6M-104

View Map

TRACT 11

Owners

AZOR ENTERPRISE LLC
756 LAND FALL DRIVE
ROCK HILL, SC
29732

Valuation

Land Market Value \$241,000
Improvement Market Value \$0
Total Market Value \$241,000
Taxable Value \$13,330
Total Assessment Market \$530

Mobile Homes

Table with columns: Owner, Property Addr, Year Built, Market Value, Color, Length x Width, Make, Decal, Serial Number, Permit Number. Row 1: AZOR ENTERPRISE LLC, BEAR CREEK RD, \$0, 046 x 012, STYLE CRAFT

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

Sales

Table with columns: Sale Date, Consideration, Deed Book/Page, Plat Book/Page, Seller Name, Buyer Name, True Sale, True Sale Code. Row 1: 04/05/2004, \$1, 176 / 181, 6M / 104, TURNER THOMAS A, AZOR ENTERPRISE LLC, N, Other

Register of Deeds

Click here to view the Register of Deeds website.

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is the identical property conveyed by E. W. Moses and Lizzie Moses by Harold D. Crawford by deed dated October 31, 1946 and recorded in the Office of the Clerk of Court for Cherokee County, South Carolina

LESS: Ten acres conveyed by E. W. Moses and Lizzie Moses to Louise Moses Love, leaving a net total of 135 acres, more or less.

Reference is made of plat of Property of Thomas A. Turner, prepared by R. H. Marett dated January 31, 1975 and recorded in Book 10-H at Page 47.

DERIVATION: Deed from C.B. Patrick, as Clerk of Court of Common Pleas to Thomas A. Turner dated May 14, 1973 and recorded May 15, 1973 in Book 8-W at Page 342.

BROAD RIVER TRACT (TMS# 178-00-00-001)

TRACT 11

All that certain piece, parcel or lot of land situate, lying and being in School District #5, Cherokee Township, Cherokee County, South Carolina and being more fully shown and delineated on plat of property of G. W. Blanton prepared by John Quinn Hall, R.L.S. dated August 29, 1967 and recorded in the office of the Clerk of Court for Cherokee County, S.C. in Deed Book 6-M at Page 104, and described thereon as follows: BEGINNING at a point in the center of S. C. Highway S-119 and running thence S. 50-13 E. 216.2 feet along and with center of said highway; thence S. 0-41 E. 130.3 feet; thence S. 44-26 E. 80 feet; thence N. 55-51 W. 112.2 feet; thence N. 37-58 W. 275 feet; thence N. 39-47 E. 60 feet to the point of beginning; containing 0.25 acres, more or less.

DERIVATION: Deed from Odell Lanier to T. A. Turner dated September 7, 1967 and recorded September 16, 1967 in Book 6-S, Page 39.

All that certain piece, parcel or lot of land situate, lying and being in School District #5, Cherokee Township, Cherokee County, South Carolina and being more fully shown and delineated on plat of property of G. W. Blanton prepared by John Quinn Hall, R.L.S. dated August 29, 1967 with addition thereto dated September 12 1967 and recorded in the office of the Clerk of Court for Cherokee County, S.C. in Deed Book 6-M at Page 108 and described thereon as follows: BEGINNING at a point on the south side of S. C. Highway S-119 on the line of T. A. Turner and running thence S. 24-40 E. 282.6 feet; thence N. 67-15 W. 266.6 feet; thence N. 39-47 E. 200 feet to the beginning corner, said tract of land being triangular in shape and containing 0.59 acres, more or less.

DERIVATION: Deed from G. W. Blanton to T. A. Turner dated September 18, 1967 and recorded October 5, 1967 in Book 6-S, Page 200.

All that certain piece, parcel or tract of land situate, lying and being in Cherokee County, South Carolina, southwest of the Town of Blacksburg, being bounded by S.C. Road S-11-119, Gus Holman and T. A. Turner and being more fully described as follows: BEGINNING at a point in the middle of S. C. Road S-11-119 on south side of Holman's right of way, running S. 56-00 W. 670 feet to a pin; thence S. 8-45 W. 675.2 feet to Gus Holman's line; thence N. 83-30 E. 667 feet to T.A. Turner's line; thence N. 13-30 E. 830 feet along Turner's line to an iron pin; thence N. 67-25 W. 266.6 feet; thence N. 39-47 E. 260 feet to center of Highway; thence N. 48-30 W. 30 feet to beginning corner, containing 14.1 acres more or less. See also agreement as to property division line entered on August 23, 1986 into between Joseph D. Hamrick, Annie Laura B.

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178 - 00 - 60 - 001  
Tract 11

Hamrick and Tommy Turner as evidenced by and shown on plat of Property of Carlyle McGill prepared by John Quinn Hall, R.L.S. dated August 8, 1986 and recorded August 23, 1986 in Book 12-L at Page 590.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in Cherokee County, South Carolina approximately five and one-half miles southwest of Blacksburg and described as follows: BEGINNING at a point on Broad River and running N. 76-30 E. 56 feet to iron pin on T. A. Turner corner; thence N. 8-55 W. 173 feet; thence N. 88-15 W. 82 feet along G. W. Blanton line to mouth of Bear Creek; thence along Broad River to Beginning corner, containing 14,231 square feet, more or less.

DERIVATION: Deed from G. W. Blanton to T. A. Turner dated December 23, 1968 and recorded February 14, 1970 in Book 7-K, Page 481.

All that certain piece, parcel or lot of land situate, lying and being in School District #5, Cherokee Township, Cherokee County, South Carolina, containing 113 acres, more or less, and being more fully shown and delineated on plat of property of G. W. Blanton prepared by John Quinn Hall, R.L.S. dated August 29, 1967 and recorded in the office of the Clerk of Court for Cherokee County, S.C. in Deed Book 6-M at Page 105. Reference being hereby made to said plat for more detailed description as to courses, distances, metes and bounds. This conveyance does not include Tract #2 containing 3.3 acres shown on said plat owned by Stella Martin.

All that certain piece, parcel or lot of land situate, lying and being in School District #5, Cherokee Township, Cherokee County, South Carolina containing 12.3 acres, more or less, and being more fully shown and delineated on plat of property of G. W. Blanton prepared by John Quinn Hall, R.L.S. dated August 29, 1967 and recorded in the office of the Clerk of Court for Cherokee County, S.C. in Deed Book 6-M at Page 104. Reference being hereby made to said plat for more detailed description as to courses, distances metes and bounds.

All that certain piece, parcel or lot of land situate, lying and being in School District #5, Cherokee Township, Cherokee County, South Carolina, containing 2.07 acres, more or less, and being more fully shown and delineated on plat of property of G. W. Blanton prepared by John Quinn Hall, R.L.S. dated August 29, 1967 and recorded in the office of the Clerk of Court for Cherokee County, S.C. in Deed Book 6-M at Page 104. Reference being hereby made to said plat for more detailed description as to courses, distances metes and bounds.

DERIVATION: Deed from G. W. Blanton to T. A. Turner dated September 13, 1967 and recorded September 16, 1967 in Book 6-S at Page 40.

All that certain piece, parcel or lot of land situate, lying and being in School District #5, Cherokee Township, Cherokee County, South Carolina and being more fully shown and delineated on plat of property of G. W. Blanton prepared by John Quinn Hall, R.L.S. dated August 29, 1967 and recorded in the office of the Clerk of Court for Cherokee County, S.C. in Deed Book 6-M at Page 104 and described thereon as follows:

This is a supplement to the plat above by extending survey line S. 40-23 E. 435 feet beyond its present 450 feet for a total of 885 feet and running thence S. 49-37 W. 300 feet (more or less) to

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178-00-00-001

TRACT 11

Broad River; thence N. 35-15 W. 435 feet (more or less) along Broad River edge to survey line N. 35-15 W. delineated on said plat; thence N. 49-37 E. 300 feet to its point of beginning; containing three acres, more or less.

DERIVATION: Deed from G. W. Blanton to T. A. Turner dated August 17, 1968 and recorded August 29, 1968 in Book 6-Y, Page 60.

All that certain piece, parcel or lot of land situate, lying and being in School District #5, Cherokee Township, Cherokee County, South Carolina and being more fully shown and delineated on plat of property of G. W. Blanton prepared by John Quinn Hall, R.L.S. dated June 12, 1967 and recorded in the office of the Clerk of Court for Cherokee County, S.C. in Deed Book 6-M at Page 105 and described thereon as follows:

This is a supplement to the plat above by extending survey line S. 4-11 E. 50 feet beyond its present 756.8 feet to the high water level of Duke Power Lake's edge where all land from survey line S. 4-11 E. and along the Duke Power lake's edge to the survey line S. 76.43 W. (2 acres, more or less) becomes an additional part to this 113- acre tract.

This tract is further extended by beginning at the southern end of the S. 4-11 E. line, after adding the 50 feet shown just above and running thence N. 85 E. 396 feet to a point; N. 65 E. 198 feet to a point; S. 75 E. 396 feet to a point S. 35 W. 273 feet; due West 726 feet; N. 62 W. 330 feet N. 20 W. 528 feet; N. 50 W. 330 feet to a point; thence northerly to the original boundary line as shown on the plat referenced above.

DERIVATION: Deed from G. W. Blanton to T. A. Turner dated August 17, 1968 and recorded August 29, 1968 in Book 6-Y, Page 59.

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