

TRACT 1

### Summary

Parcel ID 3-12-00-054.00  
 Account # 56516  
 MillageGroup 3M00 - 3SSDF - SD3/SPARTANBURG SANITARY SEWER/DRAYTON FIRE  
 Land Size 0.5 AC  
 Utilities ,SEPTIC,PUBLIC WATER  
 Fire District DF  
 Site Conditions PAVED  
 Location Address 2617 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
 Legal Description S OF CLINCHFIELD R R COMPANY W S IDE RD 31 PB 9 397  
 (Note: Not to be used on legal documents)  
 Neighborhood C001  
 Property Usage Non-Qualified Regular Commercial Improved (6RGC)

### Owners

SKY HOLDINGS LLC  
 305 GRACEWOOD CIRCLE  
 MOORE SC 29369

DB 100C  
 P. 926

### Valuations

	2021	2020	2019	2018
Market Land Value	\$10,000	\$10,000	\$10,000	\$10,000
+ Market Improvement Value	\$22,300	\$22,300	\$22,300	\$22,300
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$32,300	\$32,300	\$32,300	\$32,300
Taxable Land Value	\$10,000	\$10,000	\$10,000	\$10,000
+ Taxable Improvement Value	\$22,300	\$22,300	\$22,300	\$22,300
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$32,300	*\$32,300	*\$32,300	*\$32,300
Assessed Land Value	\$600	\$600	\$600	\$600
+ Assessed Improvement Value	\$1,338	\$1,338	\$1,338	\$1,338
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$1,938	\$1,938	\$1,938	\$1,938

\*This parcel is subject to the value cap

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% COMM IMPV (6RGC)	26,571.00	Square Foot	SQ FT	0	0

### Commercial Buildings

Style General Warehouse / 120  
 Gross Sq Ft 4,453  
 Finished Sq Ft 4,153  
 Perimeter 292  
 Stories 1  
 Interior Walls UNFINISH  
 Exterior Walls BLOCK  
 Quality D (D)  
 Roof Type DOUBLE PITCH  
 Roof Material COMP SHINGLE  
 Exterior Wall1 BLOCK  
 Exterior Wall2  
 Foundation CONT FOOT  
 Interior Finish UNFINISH  
 Ground Floor Area  
 Floor Cover CONCRETE  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type NO CENT HEAT with 0% NO AIR  
 Year Built 1950  
 Year Remodeled  
 Effective Year Built 1950  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CY	Canopy	300	0	0
MN	Main Living	4,153	4,153	292
TOTAL		4,453	4,153	292

**EXHIBIT A****PARCEL ONE:**

All that certain piece, parcel or lot of land, lying, situate and being in the State of South Carolina, County of Spartanburg, containing approximately one-third (1/3rd) of an acre and being more particularly described as follows: BEGINNING at a point on Cannons Campground Road, thence N 18-38 E 134.2 feet to an iron pin; thence S 58-15 E 127 feet to an iron pin; thence S 18-38 W 134.2 feet to an iron pin; thence N 58-15 W 127 feet to the point of beginning. The perimeter of this tract is shown and designated on a plat prepared for Stephen C. Goings, prepared by James Gregory, PLS, recorded in Plat Book 94 at Page 582, ROD for Spartanburg County, South Carolina.

**DERIVATION:** This is a portion of the same property conveyed to the Grantor herein by Deed of Distribution from the Estate of Thelma B. Smith, recorded January 12, 2010, in Deed Book 95-H at Page 962, ROD for Spartanburg County, South Carolina. Reference is hereby also made to Corrective Deed of Distribution dated February 16, 2012, recorded February 16, 2012 in Deed Book 100-C at Page 793, ROD for Spartanburg County, S.C.

TRACT 20

TMS NO.: 3-12-00-056.00

Property Location: Cannons Campground Road  
Spartanburg, SC

TRACT 1

**PARCEL TWO:**

All that certain piece, parcel or lot of land, lying, situate and being in the State of South Carolina, County of Spartanburg, being a triangular piece of land and being more particularly shown as follows: BEGINNING at a point on Cannons Campground Road, thence in a northwesterly direction 154 feet to a point on Police Club Road; thence along Police Club Road in a southerly direction 310.7 feet to a point; thence along Cannons Campground Road in a northeasterly direction 289.7 feet to the point of beginning.

**DERIVATION:** This is a portion of the same property conveyed to the Grantor herein by Deed of Distribution from the Estate of Thelma B. Smith, recorded January 12, 2010, in Deed Book 95-H at Page 962, ROD for Spartanburg County, South Carolina.

TMS NO.: 3-12-00-054.00

Property Location: 2617 Cannons Campground Road  
Spartanburg, SC

### Summary

Parcel ID 3-12-00-054.01  
 Account # 56517  
 Millage Group 3M00 - 3SSDF - SD3/SPARTANBURG SANITARY SEWER/DRAYTON FIRE  
 Land Size 0 AC  
 Utilities ,PUBLIC WATER,SEPTIC  
 Fire District DF  
 Site Conditions PAVED  
 Location Address 2611 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
 Legal Description LOT 2 WILLIAM & THELMA PROP  
 (Note: Not to be used on legal documents)  
 Neighborhood Rural Land Map Number 3-12  
 Property Usage Non-Qualified Regular Residential Improved (6RGR)

Tract 2

### Owners

[SKY HOLDINGS LLC](#)  
 305 GRACEWOOD CIRCLE  
 MOORE SC 29369

DB 100C  
P 926

### Exemptions

Exemption	Year	Grant Year	Amount
Homestead	2006	0	\$0.00
Homestead	2007	0	\$0.00
Homestead	2008	0	\$263.40

### Valuations

	2021	2020	2019	2018
Market Land Value	\$15,500	\$15,500	\$15,500	\$15,500
+ Market Improvement Value	\$68,800	\$68,800	\$68,800	\$68,800
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$84,300	\$84,300	\$84,300	\$84,300
Taxable Land Value	\$15,457	\$15,457	\$15,457	\$15,457
+ Taxable Improvement Value	\$68,608	\$68,608	\$68,608	\$68,608
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$84,065	*\$84,065	*\$84,065	*\$84,065
Assessed Land Value	\$927	\$927	\$927	\$927
+ Assessed Improvement Value	\$4,116	\$4,116	\$4,116	\$4,116
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$5,043	\$5,043	\$5,043	\$5,043

\*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
6% RES IMPV (6RGR)	1.00	Lot	LOT	0	0

### Buildings

Building ID 58138  
 Style Single Family / 1  
 Gross Sq Ft 1,792  
 Finished Sq Ft 1,568  
 Stories 1 Story  
 Condition Average  
 Interior Walls DRYWALL  
 Exterior Walls WOOD  
 Year Built 1940  
 Garage  
 Porch Porch Open  
 Effective Year Built 1960  
 Foundation BLOCK  
 Roof Type GABLE  
 Roof Coverage COMP SHINGLE

**PARCEL THREE:**

DE 100C

PG 929

TRA 2

All that certain piece, parcel or lot of land, lying, situate and being in the State of South Carolina, County of Spartanburg, containing 0.6 acres more or less as shown on a plat made for D.T. Britt dated September 6, 1968, and revised February 20, 1973, by W.N. Willis, Engrs. Of Spartanburg, S.C. Field Survey by S.D. Atkins, recorded in the ROD for Spartanburg County, being designated as Lot No. 2 and beginning at a point on Police Club Road 310.7 feet north of the intersection of S.C. Highway 31 (also known as Cannon's Campground Road) and running N 1-10 E 160 feet, S 72- E 208 feet, S 21-05 W 145 feet, thence N 76-20 W 154 feet, to the point of beginning.

**DERIVATION:** This is a portion of the same property conveyed to the Grantor herein by Deed of Distribution from the Estate of Thelma B. Smith, recorded August 26, 2009, in Deed Book 94-L at Page 434, ROD for Spartanburg County, S.C.

**TMS NO.: 3-12-00-054.01**

Property Location: 2611 Cannons Campground Road  
Spartanburg, SC

**PARCEL FOUR**

All that lot or parcel of land, lying, situate and being in the State of South Carolina, County of Spartanburg, containing 0.67 acres, being shown and delineated on plat of property of Thelma B. Smith, by J.T. Keller, Surveyor, dated February 14, 1985, recorded in Plat Book 93 at Page 286, ROD for Spartanburg County, S.C., and more particularly described as follows:

BEGINNING at an iron pin on dirt road and running thence along and with said dirt road S 60-30 E 223 feet to an old iron pin; thence S 22-25 W 124.15 feet to an old iron pin; thence N 61-30 W 244.5 feet to an iron pin; thence N 32-16 E 127.7 feet to the iron pin on dirt road, the beginning point.

ALSO: A non-exclusive easement for ingress and egress over, along and through that are designated "10- Easement for Drive" extending from property of Shely J. Mills through the aforesaid property and other property of Sam Smith and Annie S. Smith to Floyd Road as shown and set out of plat of Thelma B. Smith by J.T. Keller, Surveyor, dated February 14, 1985, and recorded in Plat Book 93 at Page 286, ROD for Spartanburg County, S.C. The said easement provides access from Floyd Road to and through this property.

**DERIVATION:** This is a portion of the same property conveyed to the Grantor herein by Deed of Distribution from the Estate of Thelma B. Smith, recorded August 26, 2009, in Deed Book 94-L at Page 434, ROD for Spartanburg County, S.C.

**TMS NO.: 7-04-00-120.03**

Property Location: 203 Floyd Road  
Spartanburg, SC



### Summary

Parcel ID 3-12-00-017.04  
 Account # 188450  
 Millage Group 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
 Land Size 5 AC  
 Utilities ,PUBLIC WATER,SEPTIC  
 Fire District CAF  
 Site Conditions PAVED  
 Location Address 2629 CANNONS CAMPGROUND RD SPARTANBURG 29302  
 Legal Description W SIDE CANNONS CAMPGROUND RD & E SIDE POLICE CLUB RD PB 176-186  
 (Note: Not to be used on legal documents)  
 Neighborhood Rural Land Map Number 3-12  
 Property Usage Qualified Owner Occupied Residential Improved (40OR)



DB 122T  
 P. 174-175

### Owners

DELGADO JONATHAN SANCHEZ &  
 2629 CANNONS CAMPGROUND RD  
 SPARTANBURG SC 29307

SANCHEZ TEOFILIO  
 2629 CANNONS CAMPGROUND RD  
 SPARTANBURG SC 29307

### Valuations

	2021	2020	2019
Market Land Value	\$25,023	\$25,023	\$0
+ Market Improvement Value	\$186,400	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0
= Total Market Value	\$211,423	\$25,023	\$0
Taxable Land Value	\$25,023	\$25,023	\$0
+ Taxable Improvement Value	\$186,400	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0
- Ag Credit Value	(\$19,699)	(\$19,699)	\$0
= Total Taxable Value	\$191,724	\$5,324	\$0
Assessed Land Value	\$213	\$213	\$0
+ Assessed Improvement Value	\$7,456	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0
= Total Assessed Value	\$7,669	\$213	\$0

### 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	Acre	ACRE	0	0
4 AG RI (4AGR)	4.00	Timber	ACRE	0	0

### Buildings

Building ID 219220  
 Style Single Family / 1  
 Gross Sq Ft 2,313  
 Finished Sq Ft 1,870  
 Stories 1 Story  
 Condition Good  
 Interior Walls DRYWALL  
 Exterior Walls VINYL  
 Year Built 2020  
 Garage  
 Porch Porch Open  
 Effective Year Built 2020  
 Foundation BRICK  
 Roof Type GABLE  
 Roof Coverage COMP SHINGLE  
 Flooring Type LAMINATED FLOORS  
 Heating Type CENTRAL HEAT with 100% AIR CONDITIONING  
 Full Bathrooms 2

TRACT 3

3-12-00-017.04

Prepared by and Return to:  
 Odom Law Firm  
 220 North Church Street, Suite 1  
 Spartanburg, SC 29306  
 File No: 2019025

DEE-2019-6216



Blk. Map No: P/O 3-12-00-017.00

Grantee's Address: 569 Bennett Dairy Road  
 Spartanburg, SC 29307

DEE BK 122-T PG 174-175

Recorded 2 Pages on 02/11/2019 10:42:13 AM  
 Recording Fee: \$10.00 County Taxes: \$70.40 State Taxes: \$166.40  
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
 Dorothy Earle, Register Of Deeds

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF SPARTANBURG )

## TITLE TO REAL ESTATE

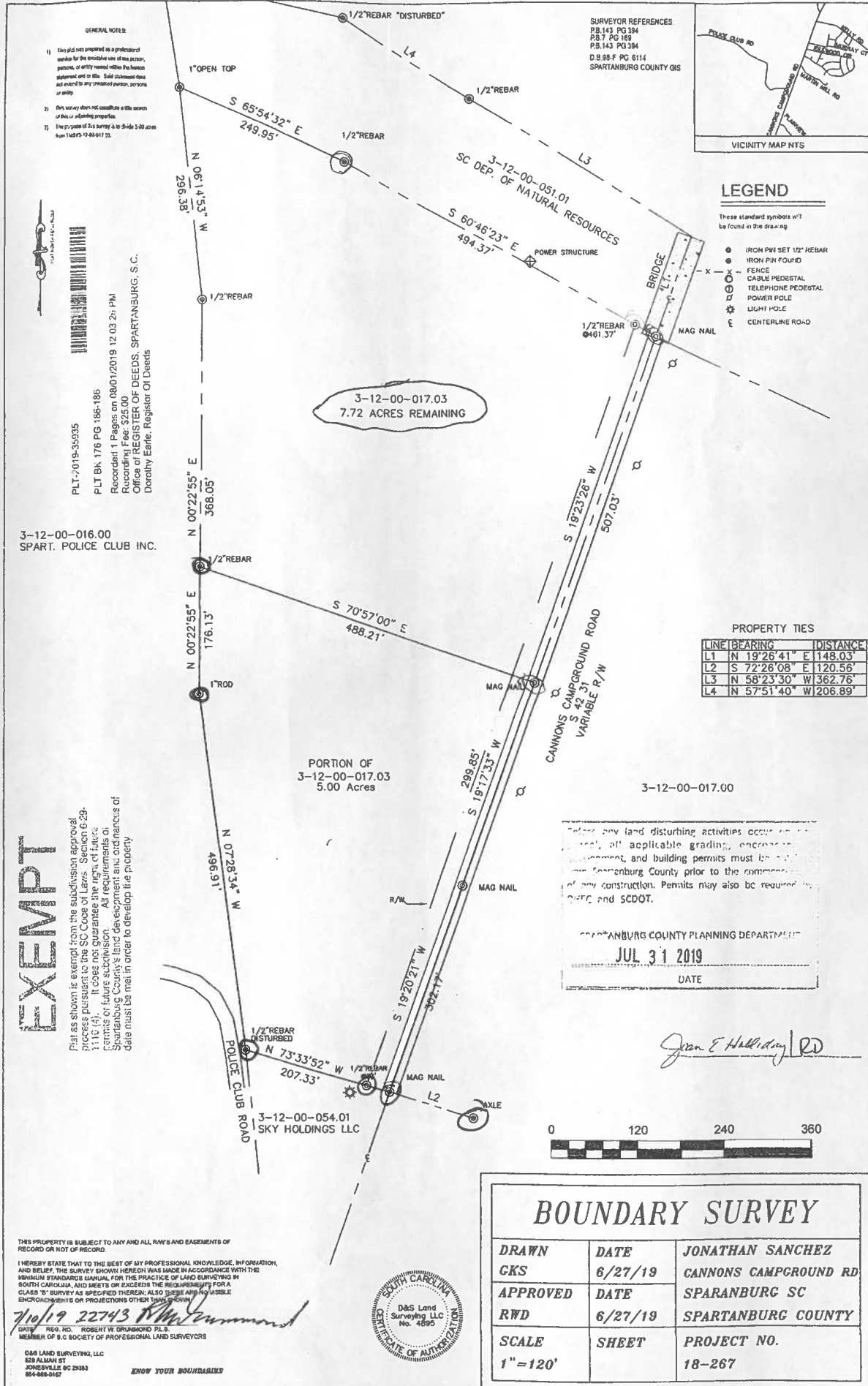
**KNOW ALL MEN BY THESE PRESENTS, that, James L. Duncan, Jr. Trustee of the Duncan Family Trust dated August 12, 2009 U/A November 11, 2003, in consideration of Sixty-Three Thousand Five Hundred Fifty and 00/100s, (\$63,550.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Jonathan Sanchez Delgado and Teofilo Sanchez, as joint tenants with right of survivorship and not as tenants in common, their heirs and assigns:**

All that certain piece, parcel or lot of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being on the Western side of Cannons Campground Road, and being shown and designated as 12.71 acres on a Boundary Survey for Johnathan Sanchez, prepared by D& S Land Surveying, LLC, dated December 12, 2018, recorded January 24, 2019, in Plat Book 175 at Page 267 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

This being a portion of the property conveyed to James L. Duncan, Trustee of the Duncan Family Trust dated August 12, 2009 U/A November 11, 2003 by Deed of James L. Duncan, Jr. Trustee recorded April 15, 2011, in Deed Book 78-F, Page 614, Register of Deeds Office for Spartanburg County, South Carolina.

This conveyance is subject to any and all easements, restrictions, covenants, and conditions, right of way, zoning rules and laws and regulations, and of which may be found on the premises or of record in the Register of Deeds Office for Spartanburg County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining; TO HAVE AND TO HOLD, all and singular the 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) 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



### Summary

**Parcel ID** 3-12-00-017.03  
**Account #** 187038  
**MillageGroup** 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
**Land Size** 7.72 AC  
**Utilities** ,SEPTIC,PUBLIC WATER  
**Fire District** CAF  
**Site Conditions** PAVED  
**Location Address** CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
**Legal Description** W SIDE CANNONS CAMPGROUND RD & E SIDE POLICE CLUB RD PB 175-267 PB 176-186  
 (Note: Not to be used on legal documents)  
**Neighborhood** Rural Land Map Number 3-12  
**Property Usage** Qualified Agricultural Farm Vacant (4AGL)

### Owners

[DELGADO JONATHAN SANCHEZ &](#)  
 2629 CANNONS CAMPGROUND RD  
 SPARTANBURG SC 29307

[SANCHEZ TEOFILO](#)  
 2629 CANNONS CAMPGROUND RD  
 SPARTANBURG SC 29307

### Valuations

	2021	2020	2019	2018
Market Land Value	\$38,645	\$38,645	\$38,645	\$94,257
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$38,645	\$38,645	\$38,645	\$94,257
Taxable Land Value	\$38,645	\$38,645	\$38,645	\$94,257
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$38,020)	(\$38,020)	(\$38,020)	(\$93,227)
= Total Taxable Value	\$625	\$625	\$625	\$1,030
Assessed Land Value	\$25	\$25	\$25	\$41
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$25	\$25	\$25	\$41

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4 AG FV (4AGL)	7.72	Timber	ACRE	0	0

### Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
2/8/2019	\$63,550	<a href="#">DEE-2019-6216</a>	122T	174	Unqualified - OTHER	Vacant	
3/31/2011	\$1	<a href="#">DEE-2011-13871</a>	98F	614	Unqualified - FAMILY SALE	Vacant	
1/1/2004	\$1	<a href="#">DEE-2004-3083</a>	79N	944	Unqualified - GIFT	Vacant	
11/1/1956	\$0				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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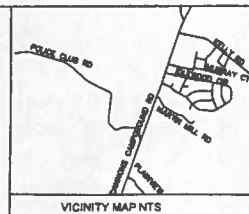
Version 2.3.213



GENERAL NOTES:

- 1) This plat was prepared as a professional service for the exclusive use of the person, persons, or entity named within the survey plat and is not to be construed as a warranty of title or as to the accuracy of the survey.
- 2) The survey does not constitute a title search of this or adjoining properties.
- 3) The purpose of this survey is to divide 12.71 acres into 12.71 acres.

SURVEYOR REFERENCES:  
P.B. 143 PG 384  
P.B. 7 PG 188  
P.B. 143 PG 384  
D.B. 14 PG 8114  
SPARTANBURG COUNTY GIS



LEGEND

These standard symbols will be found in the drawing

- IRON PIN SET 1/2" REBAR
- IRON PIN FOUND
- X- FENCE
- CABLE PEDestal
- TELEPHONE PEDestal
- POWER POLE
- LIGHT POLE
- CENTERLINE ROAD

PROPERTY TIES

LINE	BEARING	DISTANCE
L1	N 19°26'41" E	148.03'
L2	S 72°26'08" E	120.56'
L3	N 58°23'30" W	362.76'
L4	N 57°51'40" W	206.89'

3-12-00-017.00

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

JAN 24 2019

DATE

**EXEMPT**

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 permits or future subdivision. All requirements of Spartanburg County's land development and ordinances of date must be met in order to develop the property.



**BOUNDARY SURVEY**

DRAWN CKS	DATE 12/12/18	JONATHAN SANCHEZ CANNONS CAMPGROUND RD
APPROVED RWD	DATE 12/14/18	SPARTANBURG SC SPARTANBURG COUNTY
SCALE 1"=120'	SHEET	PROJECT NO. 18-267



PLT-2019-3553

PLT BK 175 PG 267-267

Recorded 1 Pages on 01/24/2019 11:37:06 AM

Recording Fee \$10.00

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

Dorothy Earle, Register Of Deeds

THIS PROPERTY IS SUBJECT TO ANY AND ALL PWS AND EASEMENTS OF RECORD OR NOT OF RECORD.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE SPARTANBURG 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.

DATE: 12/19/18 REG. NO. 22743 RWD  
DAN LAND SURVEYING, LLC  
526 ALMAN ST  
JONESVILLE NC 28553  
864-999-0187



KNOW YOUR BOUNDARIES

### Summary

Parcel ID	3-12-00-051.01
Account #	56511
MillageGroup	3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE
Land Size	2.83 AC
Utilities	,SEPTIC,PUBLIC WATER
Fire District	CAF
Site Conditions	PAVED
Location Address	2669 CANNONS CAMPGROUND RD SPARTANBURG 29302
Legal Description	W SIDE CANNONS CAMPGROUND RD & N OF HWY 29 PB 139-999 PB 143-394 *NATURAL RESOURCES (Note: Not to be used on legal documents)
Neighborhood	Government Exempt Property
Property Usage	Exempt Government Vacant (EXV)

### Owners

[SOUTH CAROLINA DEPARTMENT\\*](#)  
PO BOX 191  
COLUMBIA SC 29202

### Exemptions

Exemption	Year	GrantYear	Amount
N	2001	0	\$0.00

### Valuations

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

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
0 EX GV VAC (EXV)	2.83	Acre	ACRE	0	0

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
12/1/1998	\$20,800		<a href="#">DEE-1998-15676</a>	69C	568	Qualified	Vacant	
10/1/1992	\$0		<a href="#">DEE-1992-10437</a>	59K	508	Unqualified - OTHER	Improved	
3/1/1975	\$0		<a href="#">DEE-1975-1335</a>	42R	304	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: 8/17/2022, 1:02:02 AM

Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.213

3-12-00-051.01

TRACT 5

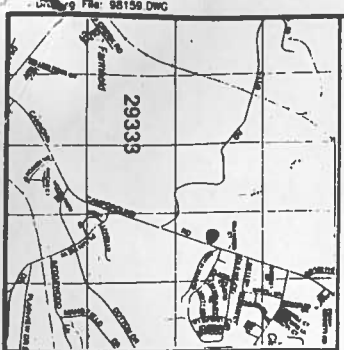
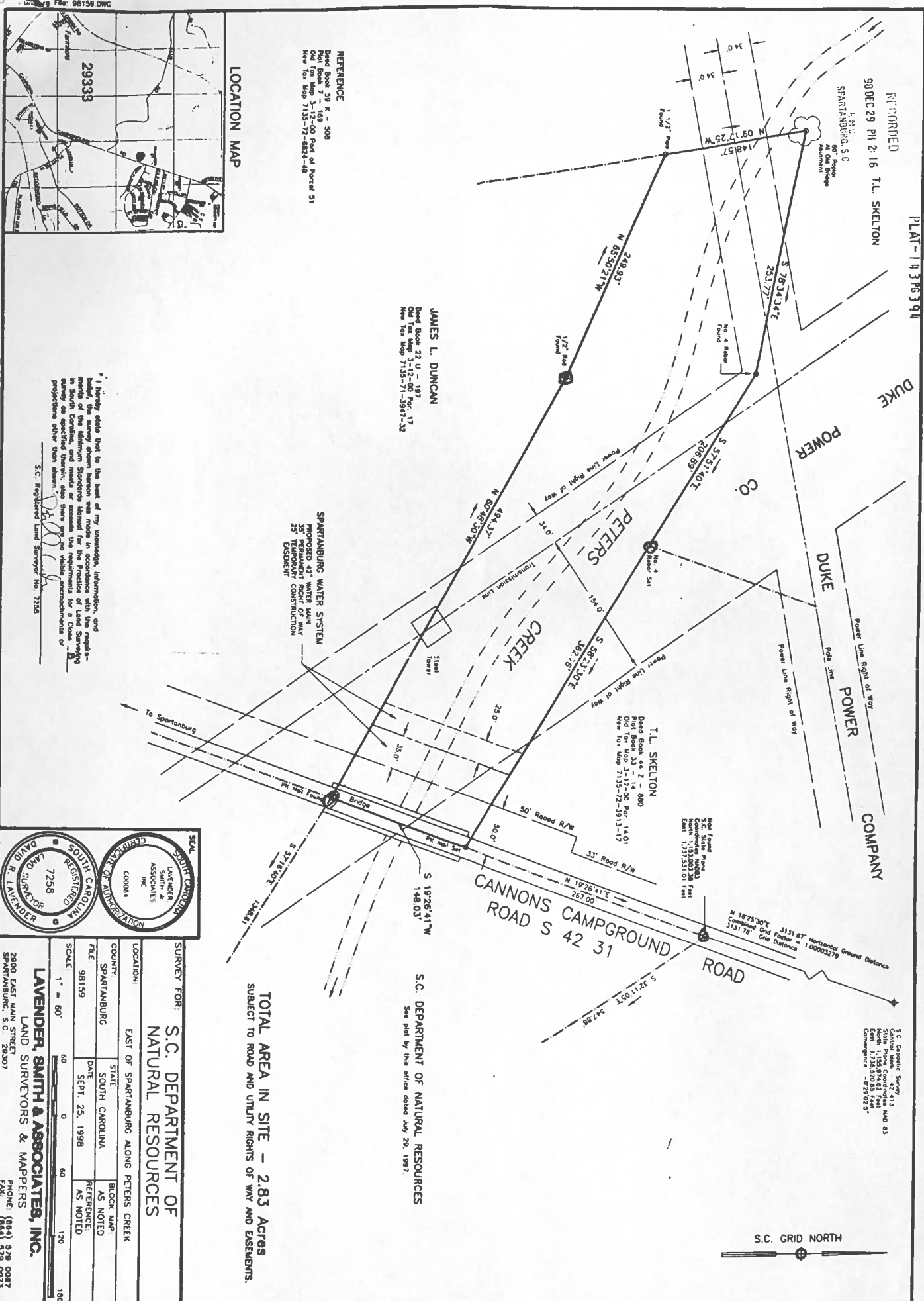
DEED 69-C - PG 571

## LEGAL DESCRIPTION OF SUBJECT PROPERTY

All that certain piece, parcel or tract of land, lying and being in the State of South Carolina, East of Spartanburg along Peters Creek, being shown and designated on plat entitled "Survey for South Carolina Department of Natural Resources, by Lavender, Smith & Associates, Inc., Land Surveyors & Mappers, dated September 35, 1998, to be recorded herewith, containing 2.83 acres, more or less. For a more complete and accurate description of the property, reference is hereby made to the aforesaid plat.

This being a portion of the property conveyed to William F. Hough by deed of Kenneth Wayne Wells 10/28/92 and recorded in Deed Book 59-K at Page 508.

Block Map Reference: 3-12-00-051.00



**REFERENCE**  
 Deed Book 59 K - 308  
 Deed Book 7 - 169  
 Deed Book 11 - 150 Part of Parcel 51  
 New Tax Map 7135-72-6624-46

**JAMES L. DUNCAN**  
 Deed Book 23 U - 197  
 Deed Book 23 - 12-00 Part 17  
 New Tax Map 7135-71-3947-32

**SPARTANBURG WATER SYSTEM**  
 PROPOSED 42" WATER MAIN  
 25' TEMPORARY CONSTRUCTION  
 EASEMENT

**T.L. SKELTION**  
 Deed Book 44 Z - 480  
 Deed Book 33 - 14  
 Deed Book 33-12-00 Part 14.01  
 New Tax Map 7135-72-5813-17

**DUKE POWER CO.**  
 Power Line Right of Way  
 33' Road R/W  
 50' Road R/W

**CANNONS CAMPGROUND ROAD S 42 31**

**DUKE POWER COMPANY**

**PETERS CREEK**

**STEEL TOWER**

**BRIDGE**

**TO SPARTANBURG**

**SEAL**  
 SOUTH CAROLINA  
 LAND SURVEYOR  
 7258  
 DAVID R. LAVENDER

**SEAL**  
 SOUTH CAROLINA  
 LAND SURVEYOR  
 7258  
 DAVID R. LAVENDER

**SURVEY FOR:**  
 S.C. DEPARTMENT OF  
 NATURAL RESOURCES

**LOCATION:**  
 EAST OF SPARTANBURG ALONG PETERS CREEK

**COUNTY:**  
 SPARTANBURG

**STATE:**  
 SOUTH CAROLINA

**FILE:**  
 98159

**DATE:**  
 SEPT. 25, 1998

**SCALE:**  
 1" = 60'

**2800 EAST MAIN STREET**  
**SPARTANBURG, S.C. 29307**  
**LAVENDER, SMITH & ASSOCIATES, INC.**  
**LAND SURVEYORS & MAPPERS**  
 PHONE: (864) 578 0067  
 FAX: (864) 578 0073

**TOTAL AREA IN SITE - 2.83 ACRES**  
 SUBJECT TO ROAD AND UTILITY RIGHTS OF WAY AND EASEMENTS.

**S.C. DEPARTMENT OF NATURAL RESOURCES**  
 See plat by this office dated July 28, 1997.

**SEAL**  
 SOUTH CAROLINA  
 LAND SURVEYOR  
 7258  
 DAVID R. LAVENDER

**SEAL**  
 SOUTH CAROLINA  
 LAND SURVEYOR  
 7258  
 DAVID R. LAVENDER

**SURVEY FOR:**  
 S.C. DEPARTMENT OF  
 NATURAL RESOURCES

**LOCATION:**  
 EAST OF SPARTANBURG ALONG PETERS CREEK

**COUNTY:**  
 SPARTANBURG

**STATE:**  
 SOUTH CAROLINA

**FILE:**  
 98159

**DATE:**  
 SEPT. 25, 1998

**SCALE:**  
 1" = 60'

**2800 EAST MAIN STREET**  
**SPARTANBURG, S.C. 29307**  
**LAVENDER, SMITH & ASSOCIATES, INC.**  
**LAND SURVEYORS & MAPPERS**  
 PHONE: (864) 578 0067  
 FAX: (864) 578 0073



TRACT 6

### Summary

**Parcel ID** 3-12-00-014.01  
**Account #** 56353  
**MillageGroup** 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
**Land Size** 0 AC  
**Utilities** ,PUBLIC WATER,SEPTIC  
**Fire District** CAF  
**Site Conditions** PAVED  
**Location Address** 2671 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
**Legal Description** LOT 1 PROPERTY OF L O & J H TILLOTSON PB 33-14  
 (Note: Not to be used on legal documents)  
**Neighborhood** Rural Land Map Number 3-12  
**Property Usage** Non-Qualified Regular Residential Improved (6RGR)



### Owners

[SELLARS THOMAS DAVID](#)  
 376 NEWMAN DR  
 ROEBUCK SC 29376

SELLARS STACIE L  
 376 NEWMAN DR  
 ROEBUCK SC 29376

### Exemptions

Exemption	Year	GrantYear	Amount
N	2001	0	\$0.00

### Valuations

	2022	2021	2020	2019
Market Land Value	\$20,100	\$20,100	\$20,100	\$20,100
+ Market Improvement Value	\$53,800	\$53,800	\$53,800	\$53,800
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$73,900	\$73,900	\$73,900	\$73,900
Taxable Land Value	\$15,719	\$15,719	\$15,719	\$15,719
+ Taxable Improvement Value	\$42,074	\$42,074	\$42,074	\$42,074
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$57,793	*\$57,793	*\$57,793	*\$57,793
Assessed Land Value	\$943	\$943	\$943	\$943
+ Assessed Improvement Value	\$2,524	\$2,524	\$2,524	\$2,524
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$3,467	\$3,467	\$3,467	\$3,467

\*This parcel is subject to the value cap

### Fees

Assessment	Units	Amount
Land Fill Yes	2	\$128.00

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES IMPV (6RGR)	1.60	Acre	ACRE	0	0

### Buildings

**Building ID** 57972  
**Style** Single Family / 1  
**Gross Sq Ft** 1,072  
**Finished Sq Ft** 890  
**Stories** 1 Story  
**Condition** Average  
**Interior Walls** PINE  
**Exterior Walls** VINYL  
**Year Built** 1931  
**Garage**  
**Porch** Porch Open

TRACT 7

### Summary

**Parcel ID** 3-12-00-013.00  
**Account #** 56350  
**MillageGroup** 3C00 - 3S5CAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
**Land Size** 22.21 AC  
**Utilities** ,PUBLIC WATER,SEPTIC  
**Fire District** CAF  
**Site Conditions** PAVED  
**Location Address** 2679 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
**Legal Description** LOTS 2 & 4 PROPERTY OF L O JOHN H TILLOTSON PB 33-14  
 (Note: Not to be used on legal documents)  
**Neighborhood** Rural Land Map Number 3-12  
**Property Usage** Qualified Owner Occupied Farm Improved (400A)



### Owners

SELLARS MICHAEL SHANE &  
 2679 CANNONS CAMPGROUND RD  
 SPARTANBURG SC 29307

SELLARS KIMBERLY ANN  
 2679 CANNONS CAMPGROUND RD  
 SPARTANBURG SC 29307

### Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2002	0	\$0.00
Homestead	2006	0	\$0.00
Homestead	2007	0	\$0.00
Homestead	2008	0	\$217.12
Homestead	2009	0	\$228.64
Homestead	2010	0	\$295.60
Homestead	2011	0	\$267.88
Homestead	2012	0	\$0.00
Homestead	2013	0	\$497.79

### Valuations

	2021	2020	2019	2018
Market Land Value	\$109,156	\$109,156	\$109,156	\$109,156
+ Market Improvement Value	\$54,100	\$54,100	\$54,100	\$54,100
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$163,256	\$163,256	\$163,256	\$163,256
Taxable Land Value	\$109,156	\$109,156	\$109,156	\$109,156
+ Taxable Improvement Value	\$54,100	\$54,100	\$54,100	\$54,100
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$101,884)	(\$101,884)	(\$101,884)	(\$101,884)
= Total Taxable Value	*\$61,372	*\$61,372	*\$61,372	*\$61,372
Assessed Land Value	\$291	\$291	\$291	\$291
+ Assessed Improvement Value	\$2,164	\$2,164	\$2,164	\$2,164
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$2,455	\$2,455	\$2,455	\$2,455

\*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
4 AG FI (4AGA)	12.21	NonTimber	ACRE	0	0
4 AG FI (4AGA)	9.00	Timber	ACRE	0	0

TRACT 7

## EXHIBIT A - Legal Description

Michael Shane Sellars and Kimberly Ann Sellars

Property: 2679 Cannons Campground Road, Spartanburg, 29307, and further described as:

All those certain pieces, parcels or tracts of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Spartanburg, and being more particularly shown and designated as Lot No. 2, containing 5.5 acres, more or less, and Lot No. 4, containing 25 acres, more or less, as shown on a plat of survey prepared for L.O. Tillotson and John H. Tillotson, dated August 22, 1955, prepared by W.N. Willis, Engineers, and recorded in Plat Book 33, Page 14, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference to said plat is made for a more detailed description.

**LESS AND EXCEPTING:** A portion of Lot No. 4 containing 8.29 acres more or less, which was conveyed to W. R. Floyd by Thomas L. Skelton by deed recorded on April 21, 1972 in Deed Book 39-H, Page 491 and being more particularly shown on a plat of survey prepared for W. R. Floyd of Floyd Development Corporation, dated April 3, 1972, prepared by Gooch & Associates, Surveyors, and recorded in Plat Book 67, Page 369 in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference to said plat is made for a more detailed description.

This being the same property devised to Grantor by the Last Will and Testament of Thomas L. Skelton, Probate Estate File No. 2012ES4201423, administered by the Office of the Probate Court for Spartanburg County, South Carolina as evidenced by the Deed of Distribution recorded on August 18, 2015 in Deed Book 109-W, Pages 234-236, said Register of Deeds.

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.

TMS No.:

3-12-00-013.00

Location Address: 2679 Cannons Campground Road  
Spartanburg, SC 29307



TRACT 8

### Summary

Parcel ID 3-12-00-014.00  
 Account # 56352  
 MillageGroup 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
 Land Size 9.3 AC  
 Utilities ,SEPTIC,PUBLIC WATER  
 Fire District CAF  
 Site Conditions PAVED  
 Location Address 2715 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
 Legal Description LOT 3 L O & J H TILLOTSON PROPERTY PB 7-169  
 (Note: Not to be used on legal documents)  
 Neighborhood Rural Land Map Number 3-12  
 Property Usage Non-Qualified Regular Residential Improved (6RGR)



### Owners

[STACY CURTIS MARION](#)  
 PO BOX 305  
 DRAYTON SC 29333

### Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2004	0	\$0.00

### Valuations

	2021	2020	2019	2018
Market Land Value	\$56,881	\$56,881	\$56,881	\$56,881
+ Market Improvement Value	\$100	\$100	\$100	\$100
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$56,981	\$56,981	\$56,981	\$56,981
Taxable Land Value	\$56,881	\$56,881	\$56,881	\$56,881
+ Taxable Improvement Value	\$100	\$100	\$100	\$100
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$50,109)	(\$50,109)	(\$50,109)	(\$50,109)
= Total Taxable Value	*\$6,872	*\$6,872	*\$6,872	*\$6,872
Assessed Land Value	\$393	\$393	\$393	\$393
+ Assessed Improvement Value	\$6	\$6	\$6	\$6
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$399	\$399	\$399	\$399

\*This parcel is subject to the value cap

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4 AG RI (4AGR)	8.30	Timber	ACRE	0	0
6% RES IMPV (6RGR)	1.00	Acre	ACRE	0	0

### Buildings

Building ID 57971  
 Style Single Family / 1  
 Gross Sq Ft 1,826  
 Finished Sq Ft 1,634  
 Stories 1 Story  
 Condition Delapitated  
 Interior Walls DRYWALL  
 Exterior Walls WOOD  
 Year Built 1924  
 Garage  
 Porch Porch Open  
 Effective Year Built 1924  
 Foundation BLOCK  
 Roof Type GABLE  
 Roof Coverage COMP SHINGLE  
 Flooring Type PINE



DEE-2015-45325



DEE BK 110-K PG 299-304

Recorded 6 Pages on 10/20/2015 03:23:06 PM  
 Recording Fee: \$10.00 County Taxes: \$61.60 State Taxes: \$145.60  
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
 Dorothy Earle, Register Of Deeds

Grantee's Address:

PO Box 305  
 Drayton SC 29333

Block Map No.: 3-12-00-014.00

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF SPARTANBURG )

TITLE TO REAL ESTATE

KNOW ALL BY THESE PRESENTS, that Daniel H. Tillotson and Patricia T. Sanders, in the State aforesaid, in consideration of the sum of Fifty Five Thousand Eight Hundred and No/100 Dollars (\$55,800.00) to them in hand paid at and before the sealing of these presents by Curtis Marion Stacy, (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 Curtis Marion Stacy, his heirs and assigns forever:

All that certain lot or parcel of land, lying near Cannons Campground on the northwest side of Cannons Campground Road, in the County of Spartanburg and State of South Carolina, shown as parcel 3, containing 9.3 acres, more or less, on a plat of the L. O. Tillotson and John H. Tillotson property, plat recorded in Plat Book 33, Page 14, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference is hereby made to said plat of survey in aid of description.

This being the same property devised to Daniel H. Tillotson and Patricia T. Sanders from the Estate of John H. Tillotson as evidenced in Spartanburg County Probate File Number: 2011-ES-42-00277. See also Deed of Distribution dated May 18, 2011 and recorded June 28, 2011 in Deed Book 98-S, Page 682, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

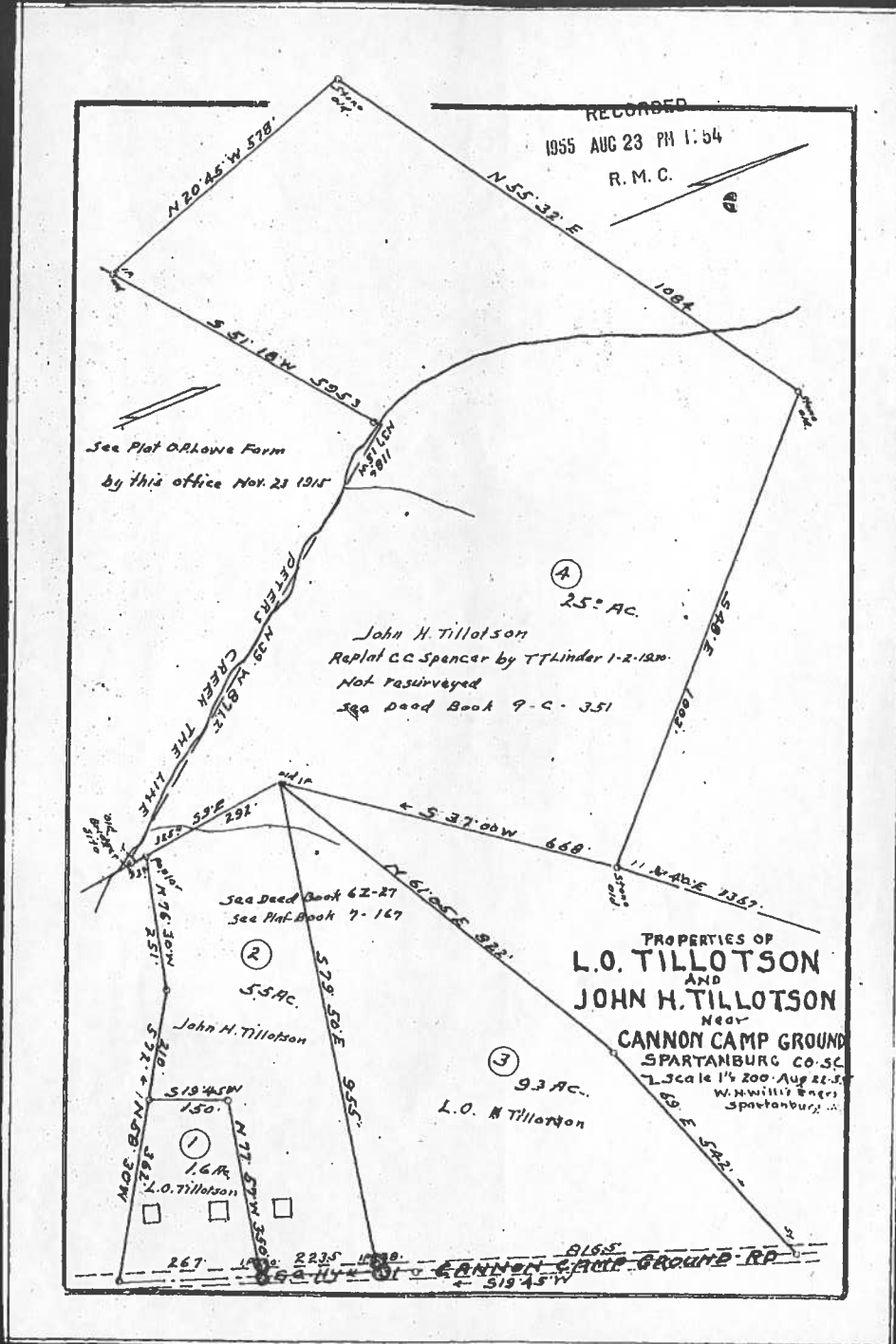
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises before mentioned unto the said Curtis Marion Stacy, his heirs and assigns forever.

And we do hereby bind ourselves and our heirs and assigns to warrant and forever defend all and singular the said premises unto the said Curtis Marion Stacy, his heirs and assigns against us and our heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to recorded easements, rights of way and restrictions affecting the property.

14

TRAUS  
7,8



TRACT 9

### Summary

Parcel ID 3-12-00-002.00  
 Account # 56338  
 MillageGroup 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
 Land Size 29.68 AC  
 Utilities ,PUBLIC WATER,SEPTIC  
 Fire District CAF  
 Site Conditions PAVED  
 Location Address 2753 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
 Legal Description TRACT A ESTATE ETHEL C BENNETT SUR PB 93-124 PB 169-48  
 (Note: Not to be used on legal documents)  
 Neighborhood Rural Land Map Number 3-12  
 Property Usage Qualified Owner Occupied Farm Improved (400A)



### Owners

[KNOEFERL JILL C](#)  
 2753 CANNONS CAMPGROUND RD  
 SPARTANBURG SC 29307

### Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2006	0	\$0.00
Homestead	2007	0	\$0.00
Homestead	2008	0	\$271.40
Homestead	2009	0	\$285.80
Homestead	2010	0	\$295.60
Homestead	2011	0	\$296.00
Homestead	2012	0	\$0.00
Homestead	2013	0	\$603.80
Homestead	2014	0	\$320.40

### Valuations

	2021	2020	2019	2018
Market Land Value	\$97,334	\$97,334	\$97,334	\$97,334
+ Market Improvement Value	\$84,000	\$84,000	\$84,000	\$84,000
+ Market Misc Value	\$3,200	\$3,200	\$3,200	\$3,200
= Total Market Value	\$184,534	\$184,534	\$184,534	\$184,534
Taxable Land Value	\$97,334	\$97,334	\$97,334	\$97,334
+ Taxable Improvement Value	\$84,000	\$84,000	\$84,000	\$84,000
+ Taxable Misc Value	\$3,200	\$3,200	\$3,200	\$3,200
- Ag Credit Value	(\$91,144)	(\$91,144)	(\$91,144)	(\$91,144)
= Total Taxable Value	*\$91,655	*\$91,655	*\$91,655	*\$91,655
Assessed Land Value	\$247	\$247	\$247	\$247
+ Assessed Improvement Value	\$3,360	\$3,360	\$3,360	\$3,360
+ Assessed Misc Value	\$128	\$128	\$128	\$128
= Total Assessed Value	\$3,735	\$3,735	\$3,735	\$3,735

\*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
4 AG FI (4AGA)	5.68	Timber	ACRE	0	0
4 AG FI (4AGA)	23.00	NonTimber	ACRE	0	0

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

No title examination - Deed only

STATE OF SOUTH CAROLINA )

COUNTY OF SPARTANBURG )

TITLE TO REAL ESTATE

DEE-2015-42001

DEE BK 110-E PG 406-407

Recorded 2 Pages on 09/25/2015 12:03:20 PM  
Recording Fee: \$10.00 County Taxes: \$189.20 State Taxes: \$447.20  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Dorothy Earle, Register Of Deeds

KNOW ALL MEN BY THESE PRESENTS, that

JOYCE C. OATES, individually,  
DONNA C. KENNEDY, ANSIE C. HATCHETTE, and  
JOYCE C. OATES and JOSEPH WHITNER KENNEDY, JR., as Co-Trustees  
of THE ROBERT L. CHAPMAN TRUST  
fbo SOPHIE ELIZABETH CHAPMAN AND ROBERT LUTHER CHAPMAN, III  
U/A dated August 1, 2007,

hereinafter referred to as Grantor, for the sum of One Hundred Seventy Two Thousand and No/100 (\$172,000.00) 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

JILL C. KNOEFERL, also known as JILL CHAPMAN-KNOEFERL,

hereinafter referred to as Grantee, and to Grantee's(s') Heirs, Successors, and Assigns forever:

All of their right, title and interest in and to the following property:

All that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Spartanburg, fronting on Cannons Campground Road, being shown and designated as Tract A, containing 29.68 acres on Boundary Survey For: Estate of Ethel C. Bennett by Gramling Bros. Surveying, Inc., dated September 23, 2014, filed in Plat Book 169 at Page 48, said Register of Deeds. Reference is hereby made to said survey for a more detailed description.

This being the same property conveyed to Grantor, Grantee and others by deed of distribution of the Estate of Ethel C. Bennett recorded September 29, 2014 in Deed Book 107-D, Page 428, said Register of Deeds.

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

Tax Block Map No. 3 12-00 002.00

Grantee's Address: 2753 Cannons Campground Road  
Spartanburg, SC 29307

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



**LEGEND:**

1/2" IRON PIN SET. =   
 1/2" IRON PIN FOUND. =   
 UNLESS OTHERWISE NOTED.  
 NAIL FOUND =   
 P.K.NAIL SET =   
 CONCRETE =   
 PENCE =   
 POWER POLE =   
 SET BACK LINE =   
 OVERHEAD POWER =   
 RIGHT OF WAY =

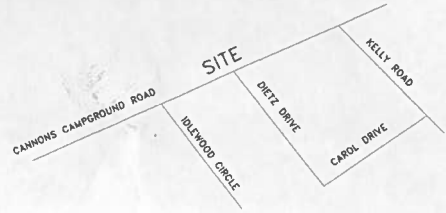
SEP 25 2014

**GRAMLING**

BROS. SURVEYING  
 TELE: (804) 472-2157  
 FAX: (804) 472-5827

**EXEMPT**

Plus as shown is exempt from the subdivision approval process pursuant to the S.C. Code of Laws, Section 6-29-1110 (4). It does not guarantee the right of future owners or future subdivision. All requirements of subdividing lots and development and enclosures of lots must be met in order to develop the property.



LOCATION MAP N.T.S.

**REFERENCE:**

PLAT BOOK 93 PAGE 124.  
 DEED BOOK 24D PAGE 534.  
 SCDDT PLANS - DOCKET #42,566 SHEET 13.

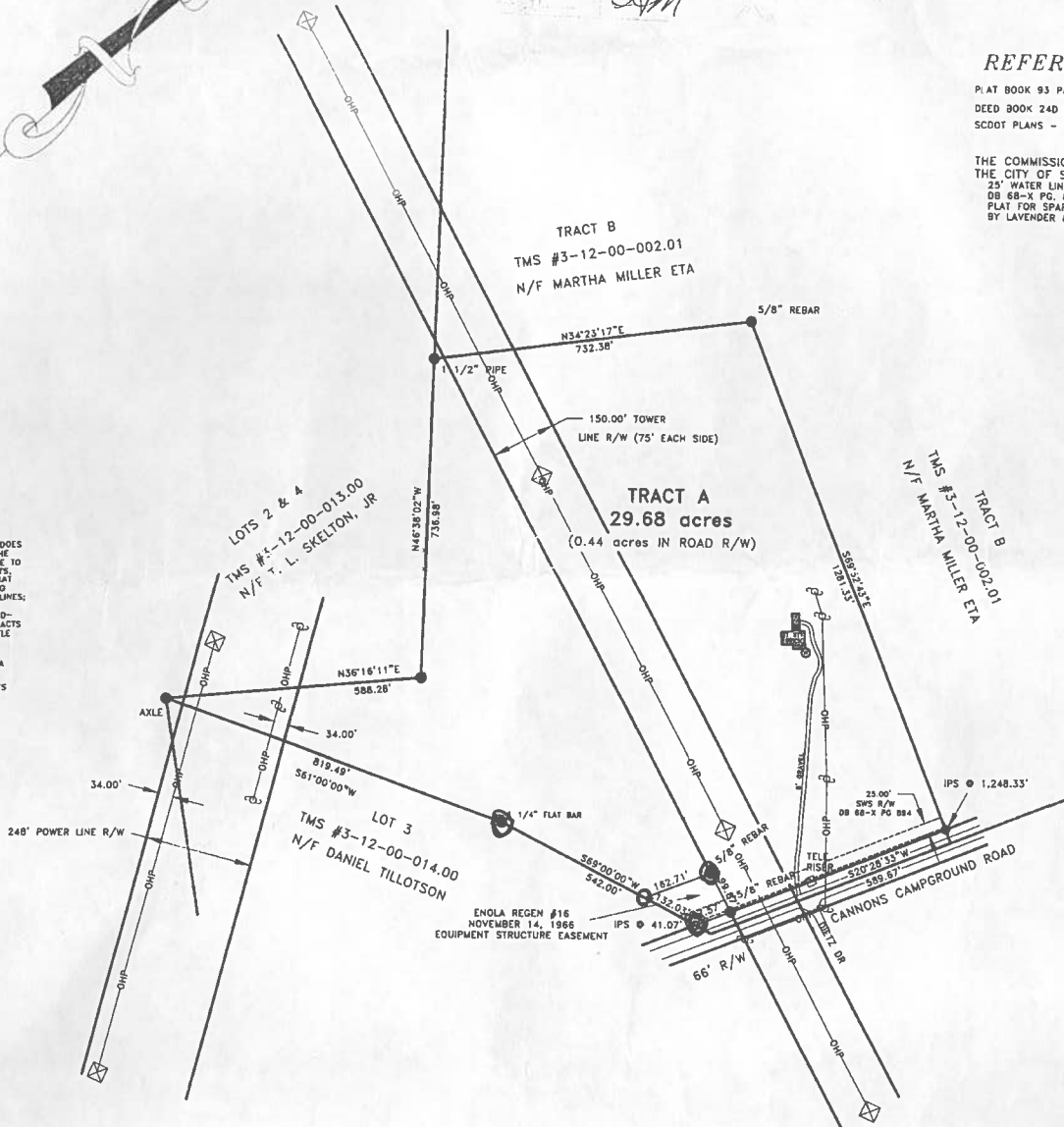
THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF SPARTANBURG.  
 25' WATER LINE RIGHT OF WAY  
 DB 68-X PG. 894  
 PLAT FOR SPARTANBURG WATER SYSTEM BY LAVENDER & SMITH JULY 7, 1998

**NOTES:**

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.  
 THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES.



BOUNDARY SURVEY FOR:

**ESTATE OF ETHEL C. BENNETT**

SHOWING TRACT A OF L. G. CHAPMAN  
 (HOMEPLACE) AT ENOLA

SCALE: 1" = 200'



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 THEREIN. THE EASEMENTS SHOWN ARE THOSE THAT ARE OBVIOUS AND APPARENT AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON. ALL NECESSARY MONUMENTS HAVE BEEN INSTALLED AND THE AREA HAS BEEN DETERMINED BY THE COORDINATE METHOD.



LOCATION: 2753 CANNONS CAMPGROUND ROAD	DRAWN BY: LENA M.
BLOCK MAP NO.: 3-12-00-002.00	
DATE: 23 SEPTEMBER 2014	
JOB NO. 14-3764	
COUNTY/STATE SPARTANBURG, S.C.	
FIELD BY: JASON HALTIWANGER	
	GRAMLING BROTHERS SURVEYING, INC. P. O. BOX 389 GRAMLING, SC 29348

### Summary

Parcel ID	3-12-00-049.04
Account #	56500
MillageGroup	3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE
Land Size	1.74 AC
Utilities	,PUBLIC WATER,SEPTIC
Fire District	CAF
Site Conditions	PAVED
Location Address	DIETZ DR SPARTANBURG
Legal Description	S E INTERSECTION CANNON CAMPGROUND RD & DIETZ DRIVE PB 87-158 DB 71G-231-235 DB 106G-316 DB 106G-307 DB 106G-309 (Note: Not to be used on legal documents)
Neighborhood	2470
Property Usage	Non-Qualified Regular Residential Vacant (6RGP)

### Owners

[LENTZ CHERYL SEXTON &](#)  
1032 N MAIN STREET  
MOCKSVILLE NC 27028

[SEXTON CARL FRANKLIN JR](#)  
1032 N MAIN STREET  
MOCKSVILLE NC 27028

### 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	Lot	LOT	0	0

### Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
4/3/2014	\$1	<u><a href="#">DEE-2014-22702</a></u>	106G	321	Unqualified - LIMITED LIFE ESTATES, TRUSTS, OTHER	Improved	
4/3/2014	\$1	<u><a href="#">DEE-2014-22700</a></u>	106G	311	Unqualified - OTHER	Improved	
1/18/2014	\$1	<u><a href="#">DEE-2014-2175</a></u>	105E	979	Unqualified - LIMITED LIFE ESTATES, TRUSTS, OTHER	Improved	
12/1/1999	\$1	<u><a href="#">DEE-2000-134</a></u>	71G	240	Unqualified - PARTIAL INTEREST	Improved	
12/1/1992	\$5	<u><a href="#">DEE-1992-11549</a></u>	59N	048	Unqualified - FAMILY SALE	Vacant	
11/1/1981	\$0	<u><a href="#">DEE-1981-6936</a></u>	48N	247	Unqualified - OTHER	Improved	
4/1/1967	\$0		33M	479	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: 8/17/2022, 1:02:02 AM

Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.213

**DEED ONLY**

B.M.R. # 2-52-00-004.00  
3-12-00-049.04  
2-55-16-006.00

Address of Grantee:  
1032 N. Main Street  
Mocksville, NC 27028

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that Cheryl Sexton Lentz and Carl Franklin Sexton, Jr., Co-Trustees of the Verna Ruth Ballard Sexton Family Trust, in consideration of a distribution to the beneficiaries of said trust, the receipt of which is hereby acknowledged, have given, granted, and released, and by these presents do give, grant, and release unto the said Cheryl Sexton Lentz and Carl Franklin Sexton, Jr., all of the interest, which is a one-half interest, in the following described properties:

All that tract or parcel of land on the east side of Parris Bridge Road, in the above mentioned County and State, known and designated as Tract No. 9 on a plat of the Willis lands of the J. R. Burnett Estate made by J. Q. Bruce, January 31, 1964, and recorded March 4, 1964, in Plat Book 47, at Pages 408-411 in the Register of Deeds Office for this County, BEGINNING at a nail in the center of the Parris Bridge Road, at a corner of Tract No. 8, and running with line of Tract No. 8 S. 87-38 E. 900 feet to an iron pin and N. 77-14 E. 439.5 feet to corner with tract No. 8 at intersection of a small branch, thence with branch S. 86-30 E. 115.5 feet and S. 74-05 E. 167 feet and S. 86-05 E. 123.4 feet and N. 73 E. 99 feet and N. 77-25 E. 119.5 feet to property line; thence S. 48 W. 481.8 feet to an iron pin and S. 19 W. 979 feet to an iron pin on south side of County Road; thence N. 72-56 W. 1193 feet to a nail in center of Parris Bridge Road; thence with Road N. 9-17 W. 945 feet to nail in road, then point of beginning, and containing 38 acres, more or less.

**ALSO:**

All that certain piece, parcel or lot of land, with all improvements thereon, situate and lying in the State of South Carolina, County of Spartanburg, fronting on Dietz Drive, near Cannon Camp Ground, and being shown and designated on a plat of survey for Grady C. Ballard, containing 1.74 acres, more or less, made by W. N. Willis, Surveyors, dated October 15, 1981 and recorded on November 3, 1981 in Plat Book 87 at Page 158 in the Register of Deeds Office for Spartanburg County.

Said lot is subject to Right of Way granted to Duke Power Company by conveyance from L. G. Chapman, dated March 24, 1953, and recorded in Deed Book 19-N at Page 145, in the Register of Deeds Office for Spartanburg County.

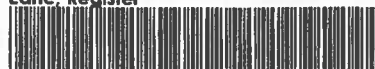
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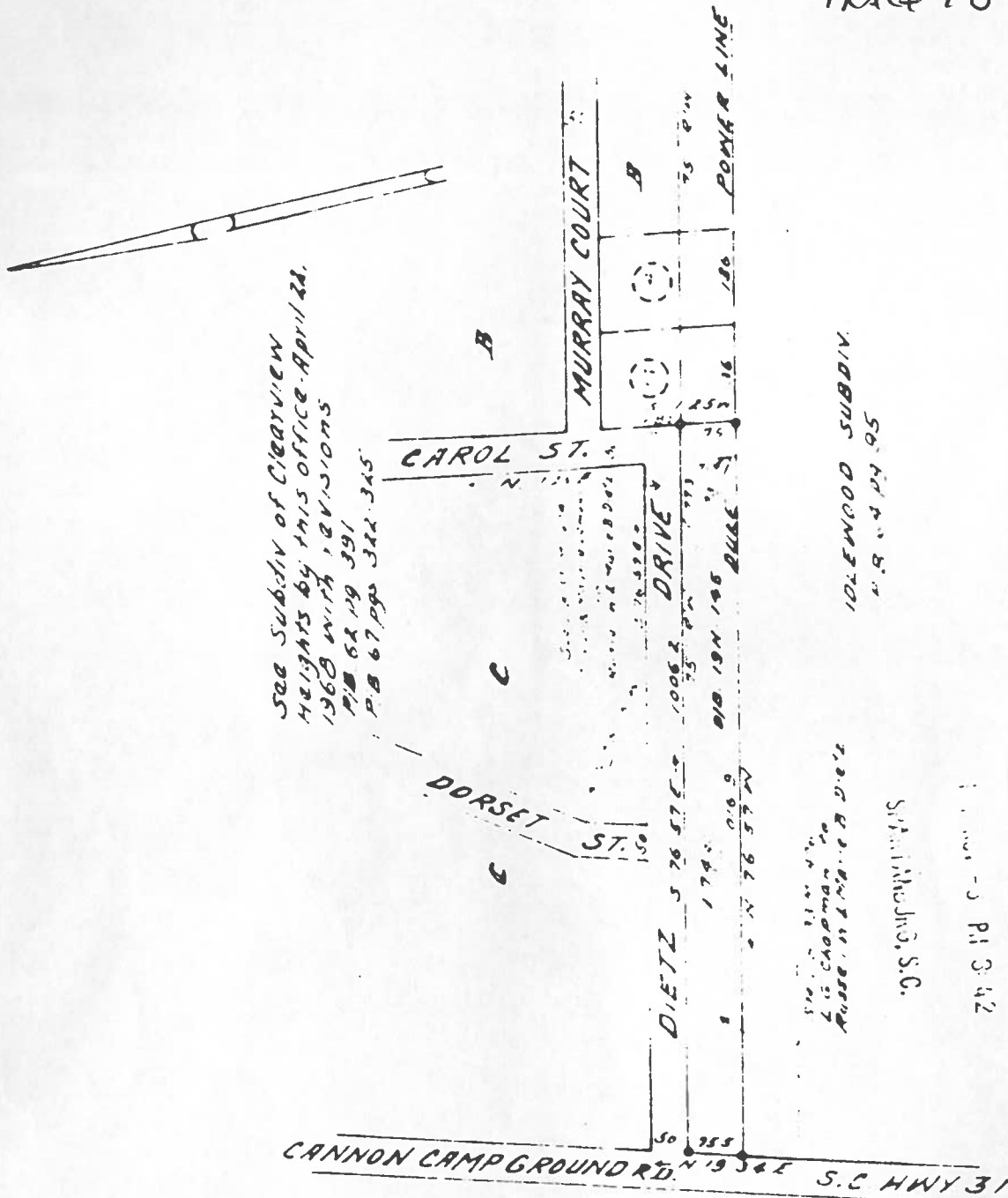
Office of Register of Deeds, Spartanburg, S.C.

Dorothy Earle, Register



3-12-00-049.04

TRACT 10



PLAT FOR:

**GRADY C. BALLARD**

LOCATION: **NEAR CANNON CAMP GROUND**

COUNTY: **SPARTANBURG** STATE: **SOUTH CAROLINA**

DATE: **October 15, 1981** BLOCK MAP: **3-12-00-494**

SCALE: 1" = 100' 0 100 200 300

I hereby certify that the ratio of precision of the field survey is 1/ as shown herein and the area was determined by D.M.D. Method of area calculation

J. J. Keller J. C. Reg. L 32409

TRACT 11

### Summary

Parcel ID 3-12-00-050.03  
 Account # 56507  
 MillageGroup 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
 Land Size 3.17 AC  
 Utilities ,SEPTIC,PUBLIC WATER  
 Fire District CAF  
 Site Conditions PAVED  
 Location Address 2730 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
 Legal Description E SIDE CANNONS CAMPGROUND RD & N SIDE IDLEWOOD CIR PB 57-470 PB 172-562  
 (Note: Not to be used on legal documents)  
 Neighborhood 0000  
 Property Usage Non-Qualified Regular Commercial Improved (6RGC)

### Owners

WILLIAMS SOLOMON M &  
 110 CASTLEFORD RD  
 MOORE SC 29369

WILLIAMS VANESSA G  
 110 CASTLEFORD RD  
 MOORE SC 29369

### Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2004	0	\$0.00
N	2001	0	\$0.00

### Valuations

	2021	2020	2019	2018
Market Land Value	\$47,400	\$47,400	\$47,400	\$47,400
+ Market Improvement Value	\$119,900	\$119,900	\$119,900	\$119,900
+ Market Misc Value	\$107,700	\$107,700	\$107,700	\$107,700
= Total Market Value	\$275,000	\$275,000	\$275,000	\$275,000
Taxable Land Value	\$47,400	\$47,400	\$47,400	\$47,400
+ Taxable Improvement Value	\$119,900	\$119,900	\$119,900	\$119,900
+ Taxable Misc Value	\$107,700	\$107,700	\$107,700	\$107,700
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$275,000	\$275,000	\$275,000	\$275,000
Assessed Land Value	\$2,844	\$2,844	\$2,844	\$2,844
+ Assessed Improvement Value	\$7,194	\$7,194	\$7,194	\$7,194
+ Assessed Misc Value	\$6,462	\$6,462	\$6,462	\$6,462
= Total Assessed Value	\$16,500	\$16,500	\$16,500	\$16,500

\*This parcel is subject to the value cap

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% COMM IMPV (6RGC)	3.17	Acre	ACRE	0	0

### Commercial Buildings

Style General Warehouse / 120  
 Gross Sq Ft 10,940  
 Finished Sq Ft 10,500  
 Perimeter 610  
 Stories 1  
 Interior Walls UNFINISH  
 Exterior Walls C- (C-)  
 Quality C- (C-)  
 Roof Type DOUBLE PITCH  
 Roof Material METAL  
 Exterior Wall1 METAL  
 Exterior Wall2 CONCRETE  
 Foundation UNFINISH  
 Interior Finish CONCRETE  
 Ground Floor Area CONCRETE  
 Floor Cover 0  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type 1970  
 Year Built 1970  
 Year Remodeled 1970  
 Effective Year Built 1970



TRACT 11

Block Map Reference No: 3-12-00-050.03

Address of Grantee: 110 Castleford Rd.  
Morse, SC 29369STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

## TITLE TO REAL ESTATE

**KNOW ALL MEN BY THESE PRESENTS**, that **Young Development Engineering, Inc. n/k/a Tandematic, Inc.**, ("Grantor") pursuant to the dissolution of the corporation and winding up of company business, in consideration of Two Hundred Seventy Five Thousand and No/100 Dollars (\$275,000.00) 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 **Solomon M. Williams and Vanessa G. Williams**, ("Grantee) as joint tenants with rights of survivorship and not as tenants in common, the following-described property:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as 3.17 acres, more or less, as shown on a survey prepared for Solomon and Vanessa Williams, by Cole Land Surveying, LLC, dated April 26, 2017. 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 Young Development Engineering, Inc. by deed of W.O. Young, Jr. dated August 27, 1968 and recorded in Deed Book 34-Z, Page 371, 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.

DEE-2017-23813



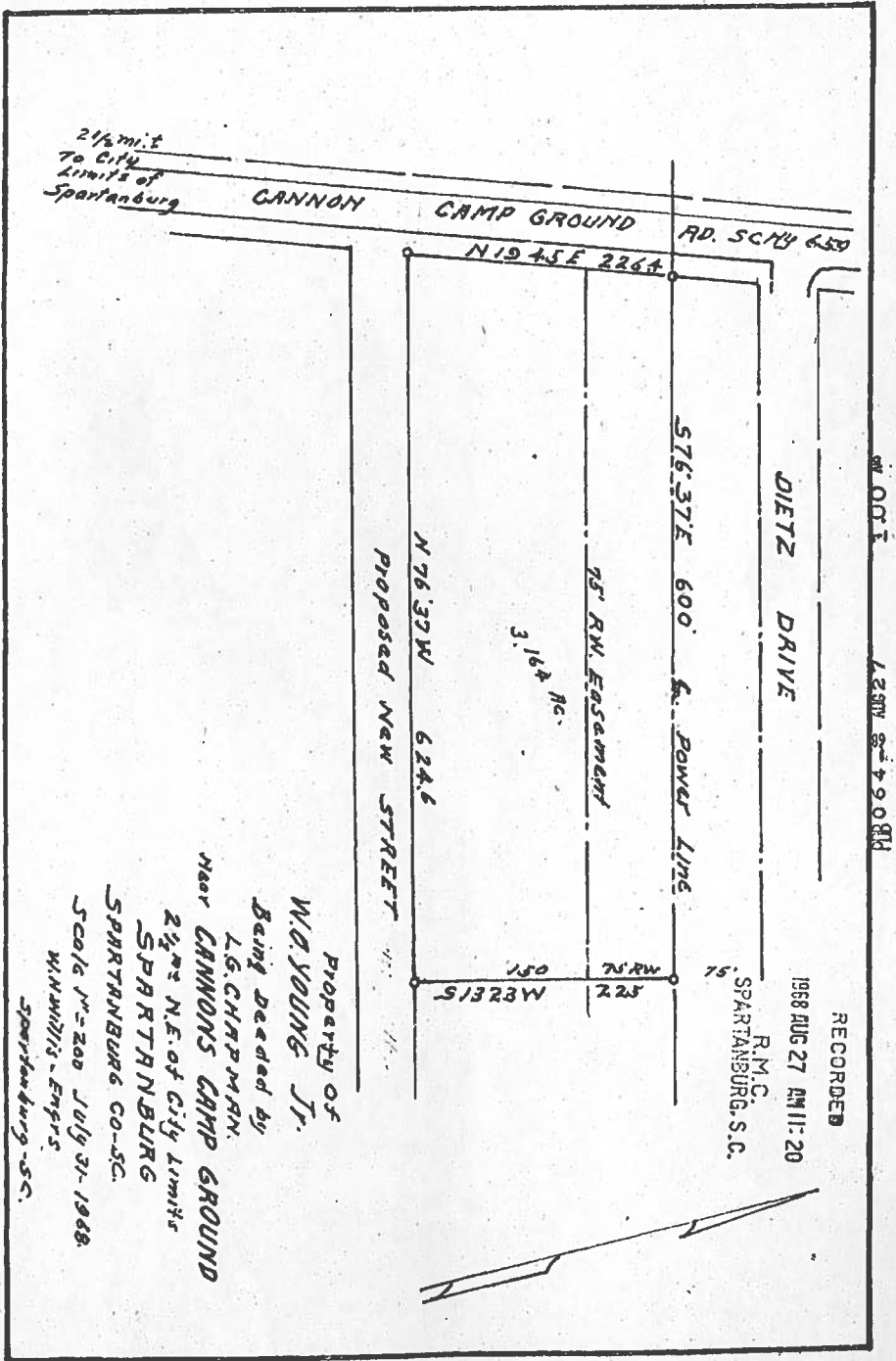
DEE BK 115-W PG 613-614

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Recording Fee: \$10.00 County Taxes: \$302.50 State Taxes: \$715.00  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Dorothy Earle, Register Of Deeds

3-12-00-049.04  
3-12-00-050.03

TRACT 10, 11

Plat Book 057 Page 0470



B-5813

TRACT 12

## Summary

Parcel ID 3-12-08-126.00  
 Account # 56716  
 MillageGroup 3C00 - 35SCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
 Land Size 0 AC  
 Utilities ,ALL PUBLIC  
 Fire District CAF  
 Site Conditions PAVED  
 Location Address 2728 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
 Legal Description LOTS 70 & 71 IDLEWOOD SUBDIV PB 75-364 PB 75-783 DB 68T-248 PB 146-453  
 (Note: Not to be used on legal documents)  
 Neighborhood 0000  
 Property Usage Non-Qualified Regular Commercial Improved (6RGC)

## Owners

MROZ DARRYLE  
 541 EMMA CUDD RD  
 SPARTANBURG SC 29302

## Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2001	0	\$0.00

## Valuations

	2021	2020	2019	2018
Market Land Value	\$40,525	\$40,525	\$40,525	\$40,525
+ Market Improvement Value	\$107,600	\$107,600	\$107,600	\$107,600
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$148,125	\$148,125	\$148,125	\$148,125
Taxable Land Value	\$40,525	\$40,525	\$40,525	\$40,525
+ Taxable Improvement Value	\$107,600	\$107,600	\$107,600	\$107,600
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$148,125	*\$148,125	*\$148,125	*\$148,125
Assessed Land Value	\$2,432	\$2,432	\$2,432	\$2,432
+ Assessed Improvement Value	\$6,456	\$6,456	\$6,456	\$6,456
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$8,888	\$8,888	\$8,888	\$8,888

\*This parcel is subject to the value cap

## Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% COMM IMPV (6RGC)	34,000.00	Square Foot	SQ FT	0	0

## Commercial Buildings

Style Automotive-Garage/Shop / 104  
 Gross Sq Ft 3,192  
 Finished Sq Ft 2,802  
 Perimeter 200  
 Stories 1  
 Interior Walls UNFINISH  
 Exterior Walls BLOCK  
 Quality D (D)  
 Roof Type SINGLE PITCH  
 Roof Material METAL  
 Exterior Wall1 BLOCK  
 Exterior Wall2  
 Foundation CONT FOOT  
 Interior Finish UNFINISH  
 Ground Floor Area  
 Floor Cover CONCRETE  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type NO AIR with 0% UNIT HEATER  
 Year Built 1992  
 Year Remodeled  
 Effective Year Built 1992  
 Condition

S.C. REG. NO. 2985  
Member S.C. Society of  
Professional Land Surveyors



TRACT 13

### Summary

**Parcel ID** 3-12-08-128.00  
**Account #** 56718  
**MillageGroup** 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
**Land Size** 0.7 AC  
**Utilities** ,SEPTIC,PUBLIC WATER  
**Fire District** CAF  
**Site** PAVED  
**Conditions**  
**Location** 2706 CANNONS CAMPGROUND RD 2708  
**Address** SPARTANBURG 29302  
**Legal** E SIDE CANNON'S CAMPGROUND RD & N SIDE IDLEWOOD DR PB 108-310 & 311  
**Description** DB 55W-868 DB 115F-477  
(Note: Not to be used on legal documents)  
**Neighborhood** 0000  
**Property** Non-Qualified Regular Commercial Improved (6RGC)  
**Usage**



### Owners

KRISHNA OF SPARTANBURG INC  
 708 LAKEWINDS BLVD  
 INMAN SC 29349

### Exemptions

Exemption ⇅	Year ⇅	GrantYear ⇅	Amount ⇅
Homestead	2001	0	\$0.00

### Valuations

	2021	2020	2019	2018
Market Land Value	\$50,050	\$50,050	\$50,050	\$50,050
+ Market Improvement Value	\$174,800	\$174,800	\$174,800	\$174,800
+ Market Misc Value	\$10,000	\$10,000	\$10,000	\$10,000
= Total Market Value	\$234,850	\$234,850	\$234,850	\$234,850
Taxable Land Value	\$42,298	\$42,298	\$42,298	\$42,298
+ Taxable Improvement Value	\$147,725	\$147,725	\$147,725	\$147,725
+ Taxable Misc Value	\$8,451	\$8,451	\$8,451	\$8,451
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$198,474	*\$198,474	*\$198,474	*\$198,474
Assessed Land Value	\$2,538	\$2,538	\$2,538	\$2,538
+ Assessed Improvement Value	\$8,864	\$8,864	\$8,864	\$8,864
+ Assessed Misc Value	\$507	\$507	\$507	\$507
= Total Assessed Value	\$11,909	\$11,909	\$11,909	\$11,909

\*This parcel is subject to the value cap

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% COMM IMPV (6RGC)	30,492.00	Square Foot	SQ FT	0	0

### Commercial Buildings

**Style** Convenience Store / 87  
**Gross Sq Ft** 4,400  
**Finished Sq Ft** 4,000  
**Perimeter** 488  
**Stories** 1  
**Interior Walls** PANEL  
**Exterior Walls** BLOCK  
**Quality** C+ (C+)  
**Roof Type** FLAT  
**Roof Material** COMP SHINGLE  
**Exterior Wall1** BLOCK  
**Exterior Wall2**  
**Foundation** CONT FOOT  
**Interior Finish** PANEL  
**Ground Floor Area**  
**Floor Cover** CONCRETE with 50% ASPHALT  
**Full Bathrooms** 0

TRACT 13

DEED 80--UPG 896

943.50

DEE-2004-37772  
Recorded 2 Pages on 7/22/2004 2:30:22 PM  
Recording Fee: \$10.00 Documentary Stamps: \$943.50  
Office of Register of Deeds, Spartanburg, S.C.  
Stephen Ford, Register

Address: 2708 Cannons Campground Rd.  
Spartanburg, S.C. 29307



## TITLE TO REAL ESTATE

Block Map: 3-12-08-128.00

### KNOW ALL MEN BY THESE PRESENTS, that, Li'l Cricket, LLC

for the consideration of Two Hundred Fifty Five Thousand and no/100 (\$255,000.00) the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **Krishna of Spartanburg, Inc.** its successors and assigns forever:

All that certain piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, situate. Lying and being on the Southeastern side of Cannons Campground Road (at its intersection with Idlewood Drive, and being shown and designated as .44 acre on a plat of the property of walnut Street Properties dated September 29, 1989 made by James V. Gregory, R.L.S. recorded in Plat Book 108, Page 310. Said lot has a frontage on Cannons Campground road of 112.54 feet, with a side line of 193.55 feet, a side line in the center of wall of 173.01 feet and a rear width of 106 + 31.28 feet.

This being the same property conveyed to Li'l Cricket Food Stores, Inc. by deed of Walnut Street Properties recorded October 12, 1989 in Book 55-W, Page 868, ROD Office for Spartanburg County, SC.

Also,

All that certain piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, situate, lying and being in the Southeastern side of Cannons Campground Road, and being shown and designated as .26 acres on a plat of the property of Walnut Street Properties dated September 30, 1989 made by James V. Gregory, R.L.S. recorded in Plat Book 108, Page 311. Said lot has a frontage on Cannons Campground Road of 61.85 feet, with a side line of 200.77 feet, a side line in the center of wall of 173.01 feet and a rear width of 67.54 feet.

This being the same property conveyed to Li'l Cricket Food Stores, LLC by deed of Walnut Street Properties recorded October 12, 1989 in Book 55-W, Page 864, ROD Office for Spartanburg County, SC.

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 grantor(s) and the grantor's(s') heirs (or successor) 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 13

3-12-08-128

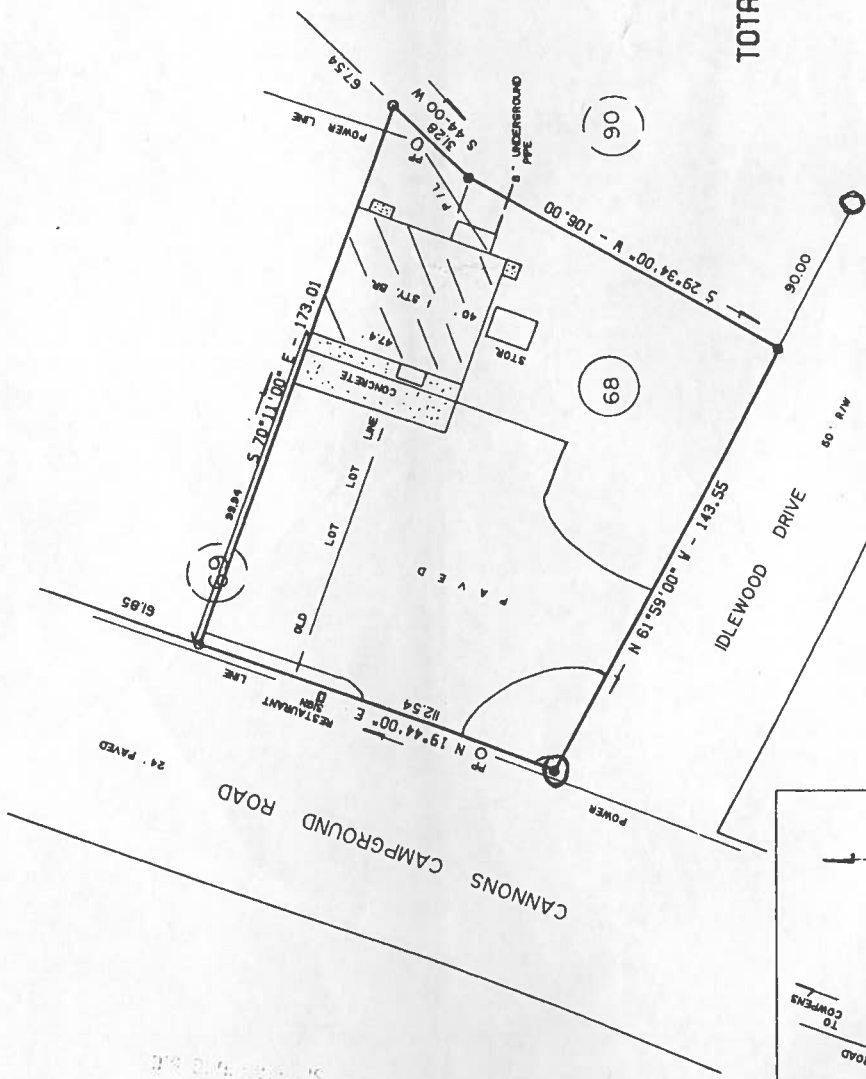
PLAT BOOK 108 PAGE 0310

I HEREBY CERTIFY THAT THE MEASUREMENTS ARE CORRECT AND THERE ARE NO ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN AND THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/13,000 AREA WAS DETERMINED BY DMD METHOD.

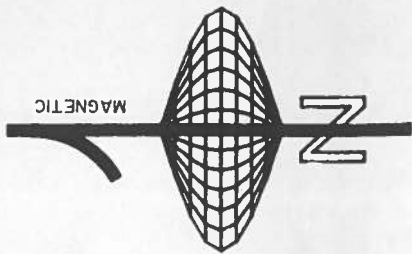
THIS BEING A REDIVISION OF LOTS 68  
8 69 OF IDLEWOOD SUBDIVISION.

JAMES V. GREGORY, PLS  
P.O. BOX 188, CAMPOBELLO, SC  
REGISTRATION # 6329

NOT IN FLOOD ZONE



TOTAL: .44 AC.



NOTE: SURVEY DOES NOT REFLECT  
ANY UNDERGROUND SERVICES.



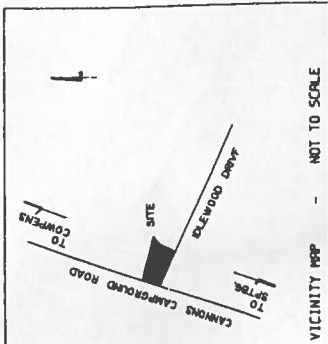
WALNUT STREET PROPERTIES

SCALE:	APPROVED BY:	DRAWN BY:
40 FEET/INCH	JVG	MLM
DATE:	DATE WHEN SET	REVISED BY:
SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989


NEAR CANNONS CAMPGROUND  
SPARTANBURG COUNTY, SC

PAGE NO.	DRAWING NO.

P.B. 75 .p. 783  
P.B. 69 .p. 447  
D.B. 46 U .p. 128  
BLK. MAP: P/O 3-12-8-128



VICINITY MAP - NOT TO SCALE

TRACT 14 

### Summary

Parcel ID 3-12-00-050.01  
 Account # 56506  
 MillageGroup 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
 Land Size 0 AC  
 Utilities ,SEPTIC,PUBLIC WATER  
 Fire District CAF  
 Site Conditions PAVED  
 Location Address 2698 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
 Legal Description LOTS 1 & 2 L G CHAPMAN SUB  
 (Note: Not to be used on legal documents)  
 Neighborhood 0000  
 Property Usage SCDOR Industrial (State Assessed) Util Vac (TIDX)

### Owners

[DUKE POWER CO](#)  
 PO BOX 33189  
 CHARLOTTE NC 28242

### Valuations

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

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
DOR UT VAC (TIDX)	1.00	Lot	LOT	0	0

### Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
6/1/1956	\$0		22I	439	Unqualified - OTHER	Improved	
8/1/1951	\$0		18D	276	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: 8/22/2022, 9:21:02 AM

Developed by  
 **Schneider**  
 GEOSPATIAL

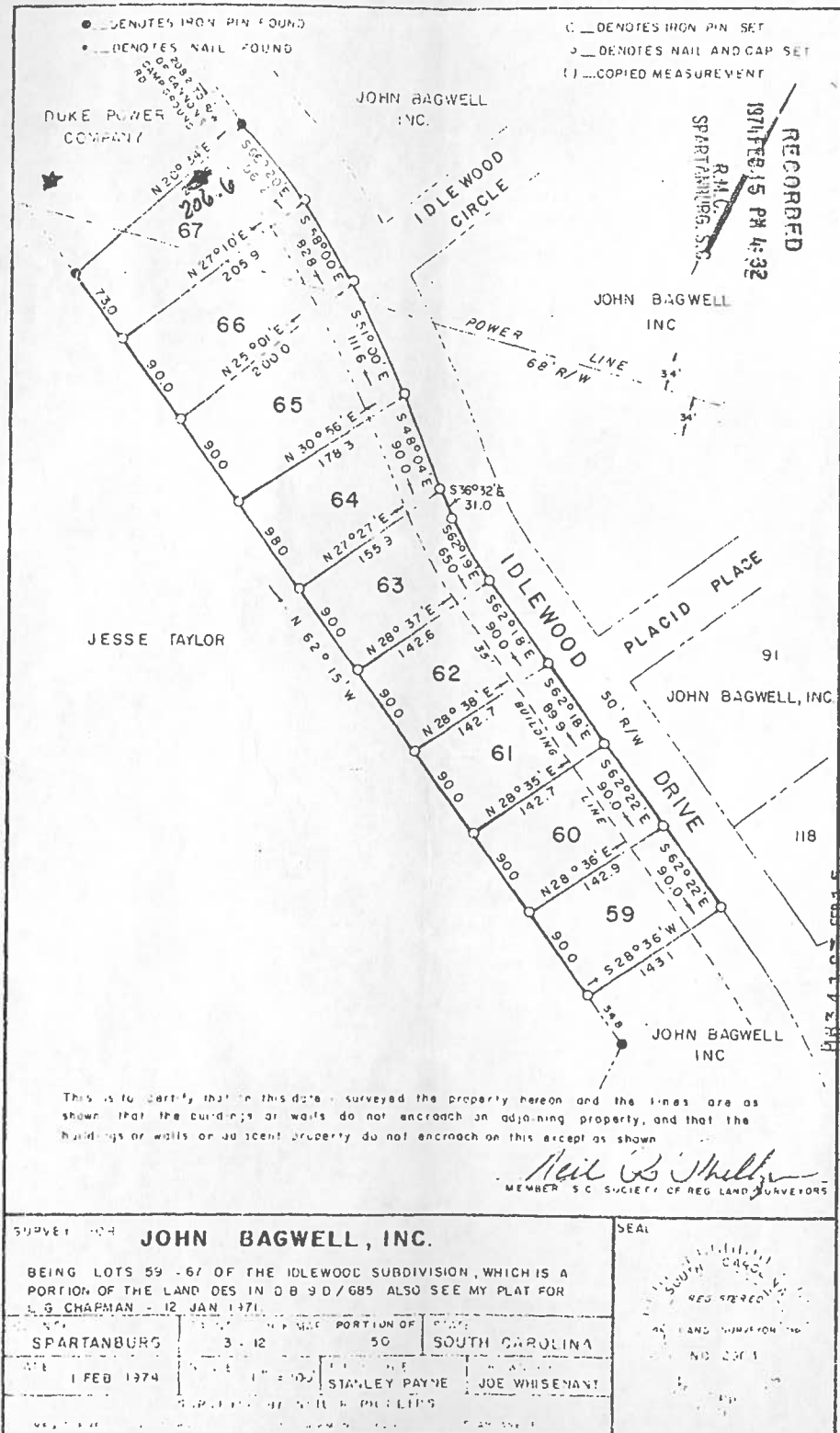
Version 2.3.214



72 572

TRACT 14

3-12-00-050.01



TRACT 15

### Summary

**Parcel ID** 3-12-00-052.00  
**Account #** 56513  
**MillageGroup** 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
**Land Size** 8.63 AC  
**Utilities** ,SEPTIC,PUBLIC WATER  
**Fire District** CAF  
**Site Conditions** PAVED  
**Location Address** 2678 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
**Legal Description** LOTS 1 & 2 & 3 JESSE TAYLOR ESTATE SURVEY  
 (Note: Not to be used on legal documents)  
**Neighborhood** Rural Land Map Number 3-12  
**Property Usage** Qualified Owner Occupied Residential Improved (40OR)



### Owners

TAYLOR GLENN DARRELL (LE) TAYLOR ELIZABETH C (REM)  
 2678 CANNONS CAMPGROUND RD  
 SPARTANBURG SC 29307 00000

### Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2005	0	\$0.00
Homestead	2018	0	\$256.48
Homestead	2019	0	\$313.91
Homestead	2020	0	\$272.91
Homestead	2021	0	\$275.87

### Valuations

	2021	2020	2019	2018
Market Land Value	\$80,030	\$80,030	\$80,030	\$80,030
+ Market Improvement Value	\$26,900	\$26,900	\$26,900	\$26,900
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$106,930	\$106,930	\$106,930	\$106,930
Taxable Land Value	\$80,030	\$80,030	\$80,030	\$80,030
+ Taxable Improvement Value	\$26,900	\$26,900	\$26,900	\$26,900
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$70,083)	(\$70,083)	(\$70,083)	(\$70,083)
= Total Taxable Value	*\$36,225	*\$36,225	*\$36,225	*\$36,225
Assessed Land Value	\$397	\$397	\$397	\$397
+ Assessed Improvement Value	\$1,076	\$1,076	\$1,076	\$1,076
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$1,473	\$1,473	\$1,473	\$1,473

\*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	Acre	ACRE	0	0
4 AG RI (4AGR)	6.63	Timber	ACRE	0	0
4 AG RI (4AGR)	1.00	NonTimber	ACRE	0	0

### Buildings

**Building ID** 58134  
**Style** Single Family / 1  
**Gross Sq Ft** 1,464  
**Finished Sq Ft** 1,072

DEE-2015-48575



EXEMPT

DEE BK 110-P PG 679-682

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Recording Fee: \$10.00

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

Dorothy Earle, Register Of Deeds

Tract 15

**TITLE TO REAL ESTATE**

**(DEED ONLY - NO TITLE SEARCH PERFORMED)**

Grantor's(s)Address: 2678 Cannons Campground Road  
Spartanburg, SC 29307

TMS: 3-12-00-052.00

KNOW ALL MEN BY THESE PRESENTS, THAT I, **ELIZABETH C. TAYLOR**, (hereinafter "Grantor(s)"), for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS, LOVE AND AFFECTION**, to the Grantor(s) in hand paid at and before the sealing of these presents, by **GLENN DARRELL TAYLOR**, in the State aforesaid, County of Spartanburg, (the receipt of which is hereby acknowledged) has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto **GLENN DARRELL TAYLOR**, (hereinafter "Grantee(s)"), **A LIFE ESTATE, FOR AND DURING THE TERM OF HIS NATURAL LIFE, RESERVING, HOWEVER, A REVERSIONARY INTEREST IN THE GRANTOR, ELIZABETH C. TAYLOR, IN AND TO:**

Parcel Number 1:

All that certain piece, parcel or lot of land near Cannon Campground and being more particularly described on a survey for Jesse Taylor Estate by Gooch & Associates, Surveyors, dated May 16, 1980, being shown as lot number 1 and containing 3.68 acres, said plat recorded October 17, 1985, in Plat Book 95, Page 210, in the Office of the Register of Deeds for Spartanburg County, South Carolina. For a more particular description, reference is made to the aforesaid plat.

This being the same property conveyed to Elizabeth C. Taylor by Deed of Distribution from the Estate of Paul C. Taylor, dated March 4, 1999, and recorded March 5, 1999, in Deed Book 69-M, at Page 773, in the Office of the Register of Deeds for Spartanburg County, South Carolina. See also Probate Court Estate File 1998-ES-42-01571.

AND

Parcel Number 2:

All that certain piece, parcel or lot of land near Cannon Camp Ground and being more particularly described on a survey for Jesse Taylor Estate by Gooch & Associates, Surveyors, dated May 16, 1980, being shown as Lot No. 2 and containing 2.48 acres. For a more particular description, reference is hereby made to said plat, recorded in Plat Book 95, Page 210, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

TRACTS

3-12-00-052

This being the same property conveyed to Elizabeth C. Taylor by Deed of Distribution from the Estate of Paul C. Taylor, dated March 4, 1999, and recorded March 5, 1999, in Deed Book 69-M, at Page 773, in the Office of the Register of Deeds for Spartanburg County, South Carolina. See also Probate Court Estate File 1998-ES-42-01571.

AND

Parcel Number 3:

All that certain piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, near Cannon Camp Ground, and being more particularly described on a survey for Jesse Taylor Estate by Gooch & Associates, Surveyors, dated May 16, 1980, being shown as Lot No. 3 containing 2.47 acres, more or less, and recorded in Plat Book 95, Page 210, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference is specifically made to the aforesaid plat in aid of description.

This being the same property conveyed to Elizabeth C. Taylor by Deed of Distribution from the Estate of Paul C. Taylor, dated March 4, 1999, and recorded March 5, 1999, in Deed Book 69-M, at Page 773, in the Office of the Register of Deeds for Spartanburg County, South Carolina. See also Probate Court Estate File 1998-ES-42-01571.

This Deed was prepared by Edwin C. Haskell, III, who, however, did not examine the title to the property described.

**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 unto the Grantee, **GLENN DARRELL TAYLOR**, a life estate in the premises before mentioned for and during the term of his natural life, reserving, however, a reversionary interest in the Grantor, **ELIZABETH C. TAYLOR**.

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



React 15

3-12-00-052

SCALE 1 : 100 MAY 16, 1980

1000

BOOKS & RECORDS  
SERIALS

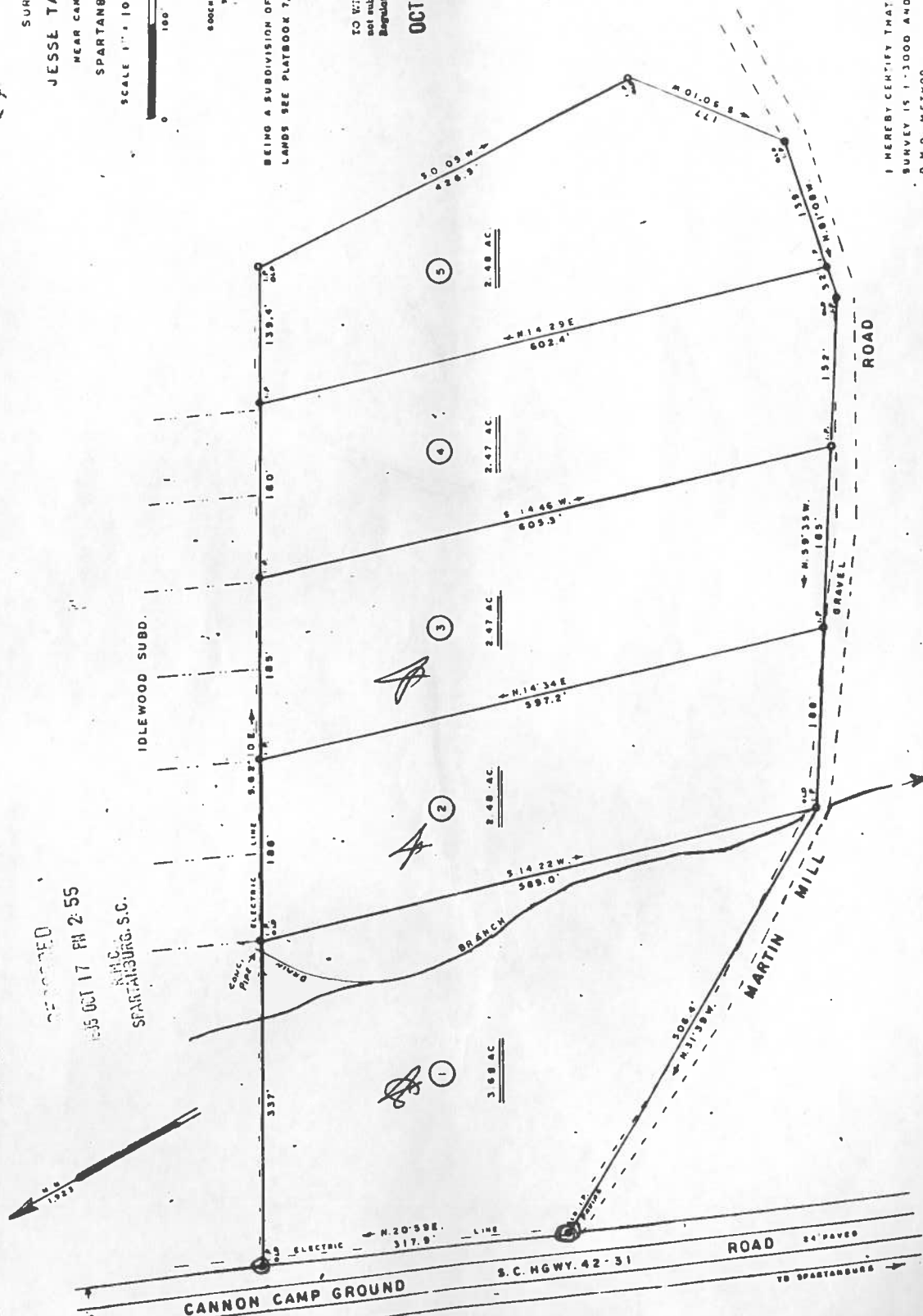
BEING A SUBDIVISION OF LOT NO.4, OF THE R. BURTON WICKS  
LANDS SEE PLAYBOOK 7, PAGE 169. DEED REF: 10.2-398

TO WHICH IT MAY CONCERN: This plot as above  
not subject to Spartanburg County Subdivision  
Regulations.

OCT 16 1985

Every Price

1. WHEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:3000 AND THE AREA WAS COMPUTED BY THE D.M.O. METHOD



TRACT 16

### Summary

Parcel ID 3-13-00-212.00  
 Account # 57164  
 MillageGroup 2700 - 3CAF - SD3/CONVERSE AREA FIRE DISTRICT  
 Land Size 127.94 AC  
 Utilities ,WELL  
 Fire District CAF  
 Site Conditions PAVED  
 Location Address KELLY RD  
 SPARTANBURG  
 Legal Description TRACT 1 S C DEPT OF NATURAL RESOURCES SUR PB 139-999  
 (Note: Not to be used on legal documents)  
 Neighborhood Government Exempt Property  
 Property Usage Exempt Government Vacant (EXV)

### Owners

S C DEPT OF NATURAL RESOURCE  
 PO BOX 167  
 COLUMBIA SC 29202

### Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2001	0	\$0.00

### Valuations

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

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
0 EX GV VAC (EXV)	127.94	Acre	ACRE	0	0

### Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
12/1/1997	\$255,880	<a href="#">DEE-1997-14897</a>	67C	158	Unqualified - DOES NOT MATCH APPR RECORD	Vacant	
5/1/1992	\$23,625	<a href="#">DEE-1992-4369</a>	58V	494	Unqualified - PARTIAL INTEREST	Vacant	
12/1/1984	\$0				Unqualified - OTHER	Improved	
5/1/1954	\$0		20K	445	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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Version 2.3.214

Developed by  
 **Schneider**  
 GEOSPATIAL

3-13-00-212.00

TRACT 16

DEED 67C PG 161

**DESCRIPTION OF SUBJECT PROPERTY**

All that certain piece, parcel or tract of land, lying and being in the State of South Carolina, being shown and designated as Tract 1, containing 127.94 acres, more or less on a plat entitled "Survey for South Carolina Department of Natural Resources, by Lavender, Smith & Associates, Inc., Land Surveyors & Mappers, dated July 29, 1997 to be recorded herewith. For a more complete and accurate description, reference is hereby made to the aforesaid plat.

This being a portion of the property conveyed to William F. Hough by deed of Kenneth Wayne Wells 10/28/92 and recorded in Deed Book 59-K at Page 508 and a portion of the property conveyed to George C. Rogers, Jr. by deeds of Nancy R. Lindsey, George C. Rogers, Jr., Stephen M. Rogers and Elizabeth R. Gatto dated 5/7/92 and recorded in Deed Books 58-V at Page 496, 58-V at Page 495, 58-V at Page 494. See also Deed Book 50-V at Page 449, RMC Office for Spartanburg County, South Carolina.

Block Map Reference: Portion of 3-13-00-212.00 and 3-12-00-051.00

TRACT 17

### Summary

**Parcel ID** 3-12-00-017.00  
**Account #** 56359  
**MillageGroup** 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
**Land Size** 24.35 AC  
**Utilities** ,PUBLIC WATER,SEPTIC  
**Fire District** CAF  
**Site Conditions** PAVED  
**Location Address** CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
**Legal Description** E SDIE CANNONS CAMPGROUND RD & N OF PLAINVIEW DR DB 98F-609  
 (Note: Not to be used on legal documents)  
**Neighborhood** Rural Land Map Number 3-12  
**Property Usage** Qualified Agricultural Farm Vacant (4AGL)

### Owners

PEDRAZA ISAAC I &  
 616 CORDELIA CT  
 BOILING SPRINGS SC 29316

[PADILLA LEONEL](#)  
 616 CORDELIA CT  
 BOILING SPRINGS SC 29316

AMAYA VICENTE ORTEGA  
 616 CORDELIA CT  
 BOILING SPRINGS SC 29316

### Valuations

	2021	2020	2019	2018
Market Land Value	\$102,032	\$121,654	\$121,654	\$209,337
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$102,032	\$121,654	\$121,654	\$209,337
Taxable Land Value	\$102,032	\$121,654	\$121,654	\$209,337
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$100,060)	(\$119,682)	(\$119,682)	(\$206,335)
= Total Taxable Value	\$1,972	\$1,972	\$1,972	\$3,002
Assessed Land Value	\$79	\$79	\$79	\$120
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$79	\$79	\$79	\$120

\*This parcel is subject to the value cap

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4 AG FV (4AGL)	24.35	Timber	ACRE	0	0

### Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
10/26/2020	\$103,000	<a href="#">DEE-2020-49631</a>	129U	731	Qualified	Vacant	
3/31/2011	\$1	<a href="#">DEE-2011-13871</a>	98F	614	Unqualified - FAMILY SALE	Vacant	
1/1/2004	\$1	<a href="#">DEE-2004-3083</a>	79N	944	Unqualified - GIFT	Vacant	
11/1/1956	\$0				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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Version 2.3.214

Developed by  




Prepared by and Return to:  
Odom Law Firm  
220 North Church Street, Suite 1  
Spartanburg, SC 29306  
File No: 2020802

**Blk. Map No:****3-12-00-017.00**

**Grantee's Address: 616 Cordelia Court  
Boiling Springs, SC 29316**

DEE-2020-49631



DEE BK 129-U PG 731-732

Recorded 2 Pages on 10/29/2020 11:32:11 AM  
Recording Fee: \$15.00 County Taxes: \$113.30 State Taxes: \$267.80  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Dorothy Earle, Register Of Deeds

**STATE OF SOUTH CAROLINA )****COUNTY OF SPARTANBURG )****TITLE TO REAL ESTATE**

**KNOW ALL MEN BY THESE PRESENTS, that, James L. Duncan, Jr., Trustee. Trustee of the Duncan Family Trust dated August 12, 2009 U/A November 11, 2003 in consideration of One Hundred Three Thousand and 00/100s, (\$103,000.00) 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 Isaac I. Pedraza, Leonel Padilla, and Vicente Ortega Amaya, as joint tenants with right of survivorship and not as tenants in common, their heirs and assigns:**

All that certain piece, parcel or lot of land, with any and all improvements thereon, situate, lying and being in the County of Spartanburg, State of South Carolina, being on the northwestern side of Cannons Campground Road, and being shown and designated as containing 24.35 acres, more less, and being the remainder of a 43.6 acre tract on an unrecorded Plat of Property for J.B. Lewis Estate, prepared by J.R. Smith, RLS, dated October of 1956. (Plat is included in the tax records).

This being a portion of the property as conveyed to James L. Duncan, Jr., Trustee of the Duncan Family Trust dated August 12, 2009 U/A November 11, 2003, by deed of James L. Duncan, Jr., Trustee of the James L. Duncan, Sr. Trust dated November 11, 2003, said deed dated March 31, 2011, recorded April 15, 2011, in Deed Book 98-F at Page 614 in the Office of the Register of Deeds for Spartanburg County, South Carolina. See Memorandum of Trust recorded April 15, 2011 in Deed Book 98-F at Page 609 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

This conveyance is subject to any and all easements, restrictions, covenants, and conditions, right of way, zoning rules and laws and regulations, and of which may be found on the premises or of record in the Register of Deeds Office for Spartanburg County, South Carolina.

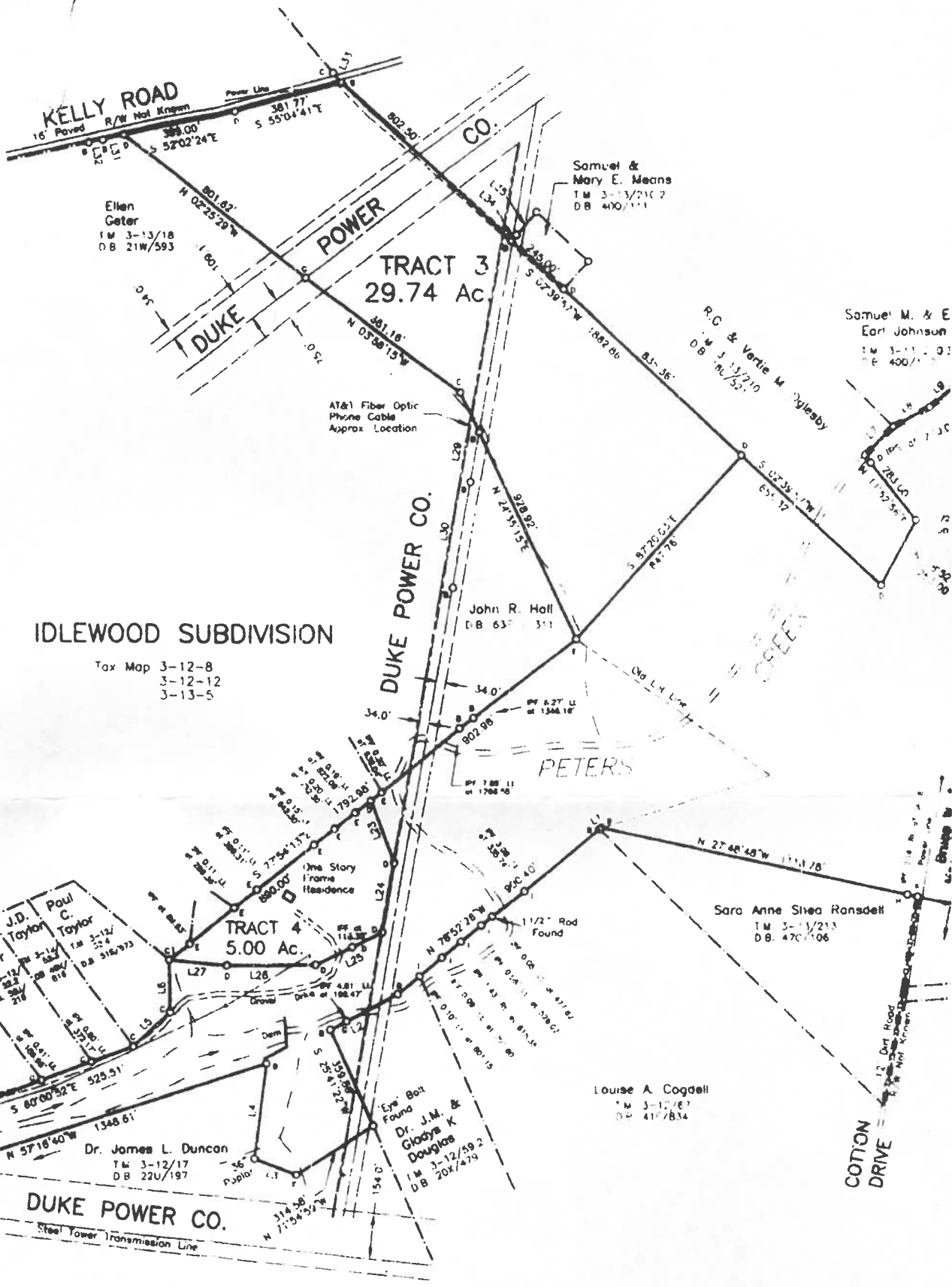
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining; TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) 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.

PLAT-1390999

REPORTED  
STEEL TOWER FOUND 40

S.C. Grid North

①



S.C. Geodetic Survey  
Control Mark - 42 413  
State Plane Coordinates NAD 83  
North 1,155,974.82 Feet  
East 1,738,520.85 Feet  
Convergence -0°29'02.5"

IDLEWOOD SUBDIVISION

Tax Map 3-12-8  
3-12-12  
3-13-5

State Plane Coordinates  
North 1,153,003.38 Feet  
East 1,737,531.01 Feet

CORNER DESCRIPTIONS

- A - P-K Nail Found
- B - No. 4 Rebar Found
- C - 1/2" Rod Found
- D - No. 4 Rebar Set
- E - No. 3 Rebar Found
- F - 1 1/2" Pipe Found
- G - No. 5 Rebar Found
- H - 3/4" Pipe Found
- I - No. 6 Rebar Found
- J - Axle Found
- K - 1/2" Pipe Found

REVISIONS

NO.	BY	DATE	DESCRIPTION

SCALE: 1" = 300'

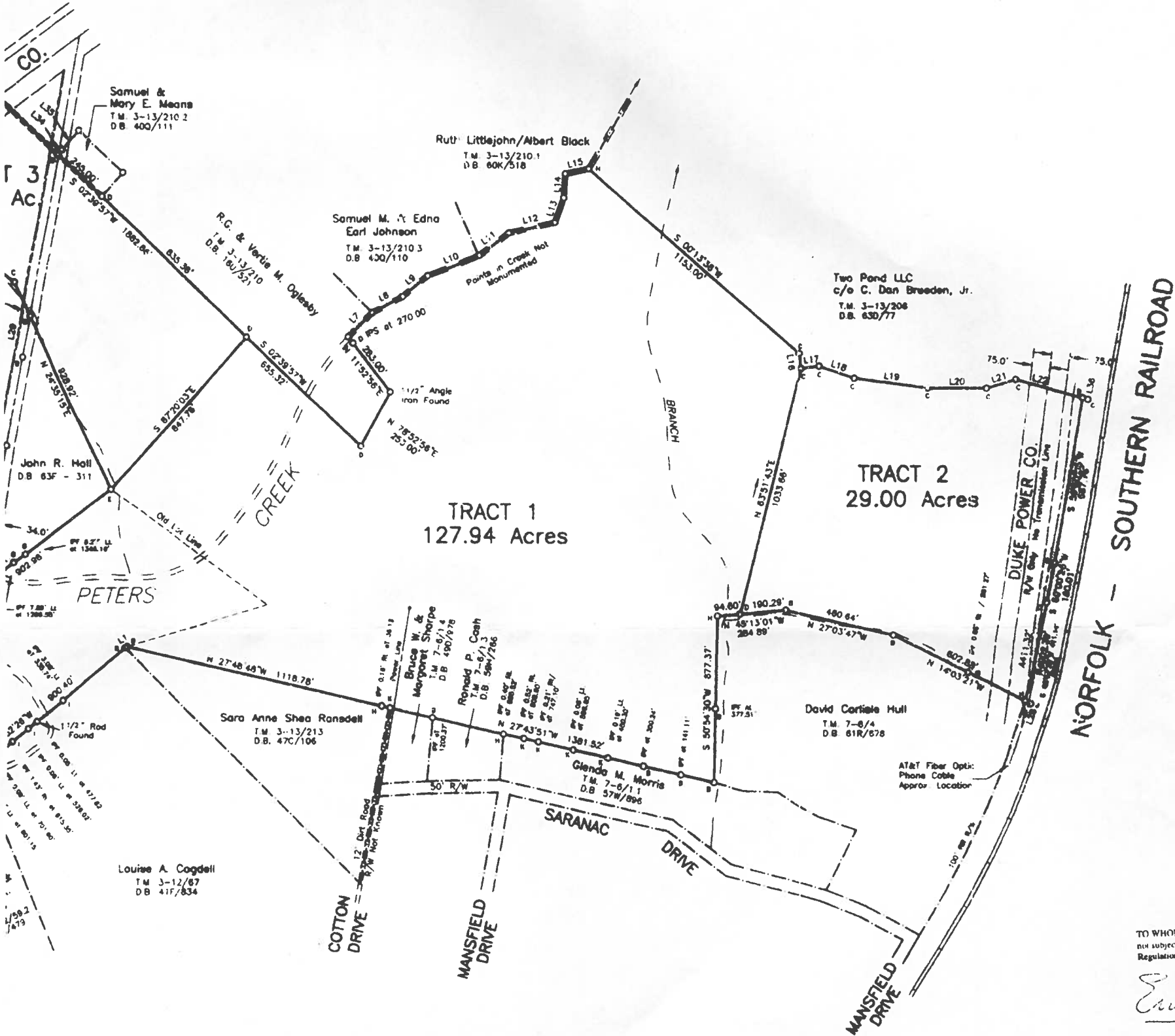
LAVENDER, SMITH & ASSOCIATES, I  
LAND SURVEYORS & MAPPERS

2900 EAST MAIN STREET  
SPARTANBURG, S.C. 29307

108 RIDGEWAY ROAD  
GAFFNEY, S.C. 29340

2

TRA 416



TO WHOM IT MAY CONCERN: This plat is not subject to South Carolina Subdivision Regulations.  
Dated: July 29, 1997  
Ernest J. Price

Total Ar

REFERENCE  
Old Tax Map 3-12/51 New Tax Map 7145-10-3688-81  
Old Tax Map 3-13/212 New Tax Map 7135-72-6624-49  
Deed Book 58V/494  
Plat Book 42/365  
Deed Book 59K/508  
Deed Book 42R/304  
Plat Book 7/169

hereby state that  
believe the survey  
ments of the Map  
in South Carolina  
survey as specific  
projections other

R. SMITH & ASSOCIATES, INC.  
AND SURVEYORS & MAPPERS

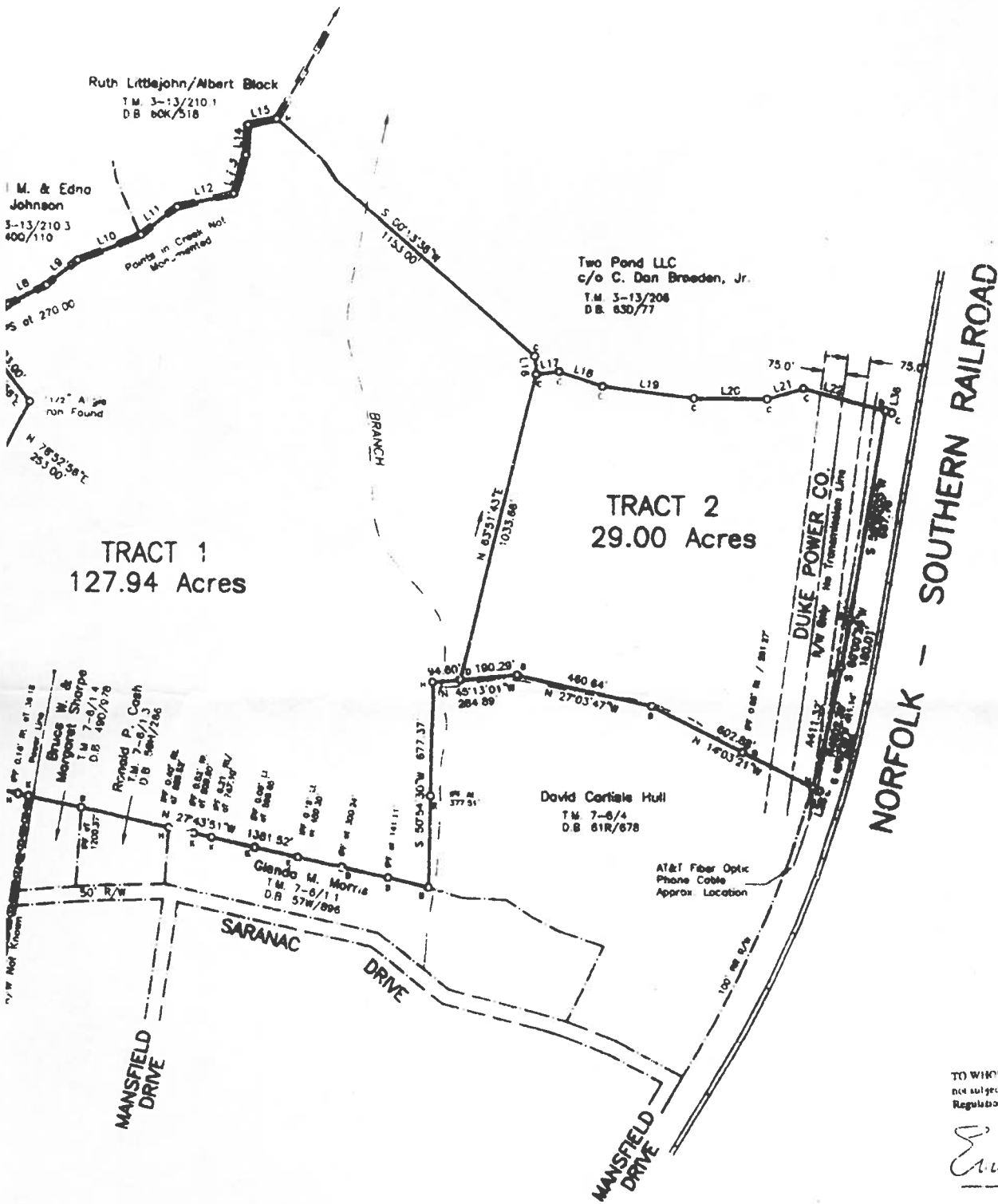
51 MAIN STREET 108 RIDGEWAY ROAD  
URG, S.C. 29307 GAFFNEY, S.C. 29340

STATE SOUTH CAROLINA  
COUNTY SPARTANBURG  
TAX MAP AS NOTED  
DATE JULY 29, 1997  
FIELD BY DRL  
DRAWN BY DRL  
REFERENCE AS NOTED  
FILE 57983

SURVEY FOR  
SOUTH CAROLINA DEPARTMENT  
OF NATURAL RESOURCES  
Boundary Survey Along Peters Creek  
East of Spartanburg

3

TRACT 16



COURSE	BEARING	DISTANCE
L1	N 65°38'11"W	8.77
L2	N 67°18'40"W	262.00'
L3	N 18°44'31"W	185.18'
L4	N 67°07'08"E	325.76'
L5	S 82°09'41"E	171.14'
L6	N 40°38'38"E	177.00'
L7	S 89°41'17"E	136.82'
L8	S 87°32'14"E	143.70'
L9	S 70°48'23"E	133.88'
L10	S 88°03'09"E	220.48'
L11	S 77°00'10"E	183.30'
L12	S 88°42'10"E	188.11'
L13	N 88°12'31"E	188.28'
L14	N 88°00'43"E	88.41'
L15	S 87°00'00"E	88.83'
L16	S 87°00'00"E	88.83'
L17	S 87°00'00"E	72.11'
L18	S 87°00'00"E	153.18'
L19	S 87°00'00"E	388.12'
L20	S 87°00'00"E	266.84'
L21	S 87°00'00"E	127.41'
L22	S 87°00'00"E	288.95'
L23	S 87°00'00"E	228.80'
L24	S 87°00'00"E	243.87'
L25	S 87°00'00"E	238.88'
L26	S 87°00'00"E	308.82'
L27	N 34°25'00"W	201.30'
L28	S 13°48'33"E	26.47'
L29	S 88°00'00"E	188.02'
L30	S 88°00'00"E	308.08'
L31	N 53°18'28"W	74.88'
L32	N 50°28'01"W	48.88'
L33	N 88°48'30"E	45.55'
L34	S 88°11'10"E	6.43'
L35	S 88°11'10"E	124.20'
L36	S 24°44'31"E	5.74'

TO WHOM IT MAY CONCERN: This plat is shown not subject to Spartanburg County Subdivision Regulations.

DEC 5 1997  
Ernest J. Price, Jr. LCC

Total Area - 191.68 Acres

REFERENCE

Old Tax Map 3-12/51 New Tax Map 7145-10-3688-81  
 Old Tax Map 3-13/212 New Tax Map 7135-72-6524-49

Deed Book 58V/494  
 Plat Book 42/365  
 Deed Book 59K/508  
 Deed Book 42R/304  
 Plat Book 7/169

"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 II survey as specified therein; also there are no visible encroachments or projections other than shown."

David R. Lamm  
 S.C. Registered Land Surveyor No. 7258

S, INC.	STATE	SOUTH CAROLINA	SURVEY FOR	SOUTH CAROLINA DEPARTMENT OF NATURAL RESOURCES	 
	COUNTY	SPARTANBURG			
	TAX MAP	AS NOTED			
	DATE	JULY 29, 1997			
	FIELD BY	DRL			
	DRAWN BY	DRL	Boundary Survey Along Peters Creek East of Spartanburg		
	REFERENCE	AS NOTED			
	FILE	37583			



Summary

Parcel ID	3-12-00-017.01
Account #	56360
MillageGroup	3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE
Land Size	6.26 AC
Utilities	,PUBLIC WATER,SEPTIC
Fire District	CAF
Site Conditions	PAVED
Location Address	CANNONS CAMPGROUND RD SPARTANBURG 29302
Legal Description	E SIDE RD 31 S OF I-85 SEE SURVE Y FOR DUKE POWER CO IN DB 43 (Note: Not to be used on legal documents)
Neighborhood	0000
Property Usage	SCDOR Industrial (State Assessed) Util Vac (TTDX)

Owners

[DUKE POWER COMPANY](#)  
PO BOX 33189  
CHARLOTTE NC 28233

[MR JOEL WALLACE](#)  
PO BOX 33189  
CHARLOTTE NC 28233

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2002	0	\$0.00

Valuations

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

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
DOR UT VAC (TTDX)	6.26	Acre	ACRE	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
12/1/1975	\$0		<a href="#">DEE-1975-8276</a>	43J	286	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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TRACT 18

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

43J 1286

Address of Grantee

P. O. Box 2178  
Charlotte, N. C. 28201

File #6728

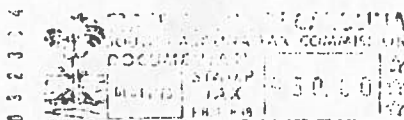
KNOW ALL MEN BY THESE PRESENTS, that I, JAMES L. DUNCAN,

in consideration of Twenty-Five Thousand and No/100 (\$25,000.00)

the receipt of which is hereby acknowledged, have granted, conveyed, sold and released, and by these presents do grant, bargain, sell and release unto DUKE POWER COMPANY, Its successors and assigns forever:

All that certain tract of land more particularly described as follows:

BEGINNING at a point in the Westerly line of Mrs. Carrie McKinney Lanford's property, said point being North 24-50 E. 284.9 feet from the Southeasterly corner of the property of Grantor and runs thence N. 58-40 W. 908.7 feet; thence N. 72-22 W. 120.7 feet to a point in the center line of County Road No. 659; thence with the center line of said county road N. 19-23 E. 131.3 feet; thence S. 58-40 E. 637.3 feet; thence N. 24-50 E. 514.0 feet; thence S. 34-25 E. 467.1 feet; thence S. 24-50 W. 421.3 feet to the BEGINNING, containing 6.26 acres and shown on print dated November 12, 1975 and marked File No. 5-600, copy of which is attached hereto and made a part hereof; being a part of the property conveyed to Grantor by deed of Anna Bell Smith Lowe, et al, dated October 6, 1956 and recorded in Book 22-U, page 197 in the Spartanburg County Registry.



DEC 17

A. 27.503.019

RECORDED  
1975 DEC 17 PM 11  
RIM C.  
SPARTANBURG

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.

WITNESS the grantor(s)'s hand(s) and seal(s) this December 11, 1975.

SIGNED, sealed and delivered in the presence of:

Edward L. Cole  
John C. Finnerall

James L. Duncan (SEAL)  
JAMES L. DUNCAN

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

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)'s act and deed deliver the within written deed and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this December 11, 1975.

Edward L. Cole (SEAL)  
Notary Public for South Carolina

My commission expires 1-12-83

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(s)'s heirs or successors and assigns, all her interest and estate, and all 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

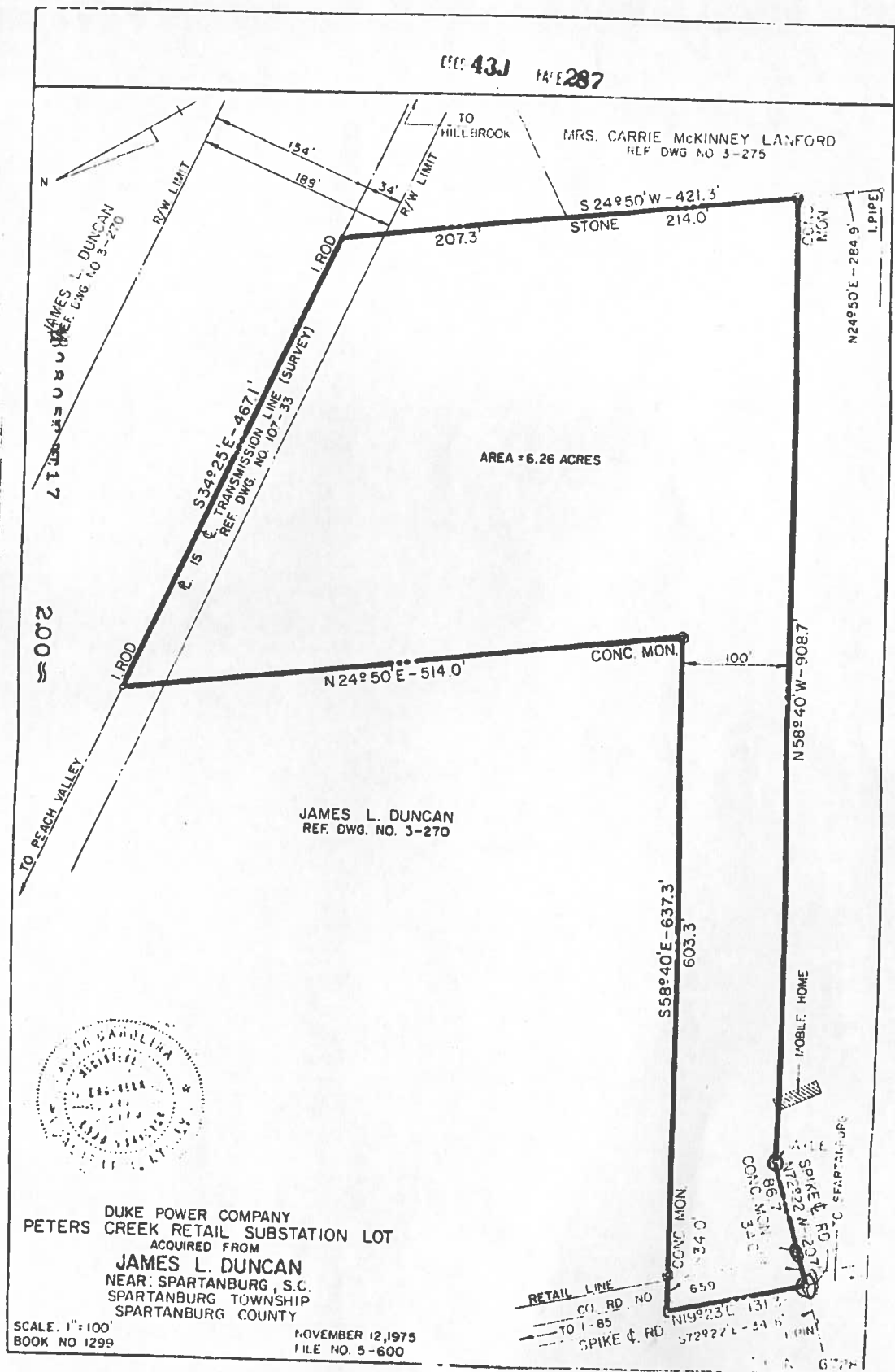
December 11, 1975.

Edward L. Cole (SEAL)  
Notary Public for South Carolina

My commission expires

Mrs. Lena L. Duncan  
Lena L. Duncan  
2.00

TRACT 18



TRACT 19

### Summary

Parcel ID 3-12-00-055.00  
 Account # 56518  
 MillageGroup 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
 Land Size 0 AC  
 Utilities ,SEPTIC,PUBLIC WATER  
 Fire District CAF  
 Site Conditions PAVED  
 Location Address 2612 CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
 Legal Description W OF CANNONS CAMPGROUND RD & E OF POLICE CLUB RD PB 76-612 DB 47X-333 PB 86-64  
 (Note: Not to be used on legal documents)  
 Neighborhood Rural Land Map Number 3-12  
 Property Usage Qualified Owner Occupied Residential Improved (4OOR)

### Owners

CONNOR BETTY JEAN (LE)  
 2616 CANNONS CAMPGROUND  
 SPARTANBURG SC 29307

[CONNOR TIMOTHY L](#)  
 2616 CANNONS CAMPGROUND  
 SPARTANBURG SC 29307

### Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2006	0	\$0.00
Homestead	2007	0	\$0.00
Homestead	2008	0	\$271.40
Homestead	2009	0	\$285.80
Homestead	2010	0	\$295.60
Homestead	2011	0	\$296.00
Homestead	2012	0	\$0.00
Homestead	2013	0	\$603.80
Homestead	2014	0	\$320.40
Homestead	2015	0	\$320.40
Homestead	2016	0	\$323.20
Homestead	2017	0	\$323.20
Homestead	2018	0	\$346.60
Homestead	2019	0	\$424.20
Homestead	2020	0	\$368.80
Homestead	2021	0	\$372.80

### Valuations

	2021	2020	2019	2018
Market Land Value	\$15,500	\$15,500	\$15,500	\$15,500
+ Market Improvement Value	\$64,100	\$64,100	\$64,100	\$64,100
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$79,600	\$79,600	\$79,600	\$79,600
Taxable Land Value	\$13,623	\$13,623	\$13,623	\$13,623
+ Taxable Improvement Value	\$56,337	\$56,337	\$56,337	\$56,337
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$69,960	*\$69,960	*\$69,960	*\$69,960
Assessed Land Value	\$545	\$545	\$545	\$545
+ Assessed Improvement Value	\$2,253	\$2,253	\$2,253	\$2,253
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$2,798	\$2,798	\$2,798	\$2,798

\*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	Lot	LOT	0	0



DEED 71-Q PG 324 TITLE TO REAL ESTATE

200 MAR -7 PM 3:

DOCUMENTARY STAMP

EXEMPT

STATE OF SOUTH CAROLINA } Parcel ID Number: 3-12-00-055.00

COUNTY OF SPARTANBURG }

KNOW ALL MEN BY THESE PRESENTS, THAT

THIS DEED, MADE THIS 6 Day of March, 2000 A.D., BETWEEN

Betty Jean Connor

hereinafter referred to as Grantor, in the State aforesaid, for and in consideration of the sum of **One and no/100 (\$1.00) Dollars Love and Affection**, to me paid by the Grantee, below named, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto **Timothy L. Connor, reserving unto the Grantor a LIFE ESTATE**, whose address is: 131 Fitzgerald Road, Spartanburg, SC 29307

hereinafter referred to as Grantee, the following described property:

All that tract or parcel of land in the County of Spartanburg, State of South Carolina, on the eastern side of Cannon's Campground Road, Beginning at a concrete monument on the edge of the right-of-way of said road joint front corners with Duke Power Company and running thence along and with Duke Power Company S 73-04-01 E 86.58 feet to an axel; thence in a southeastern direction 175 feet, more or less to the rear corner of Britt Produce, Inc.; thence along and with the common line of Britt Produce, Inc. N 58-31-17 W 127.07 feet to the edge of the right-of-way of Cannon's Campground Road; thence along and with said right-of-way N 18-46-43 E 122.50 feet to the point of beginning.

This is the property devised to me by Curtis L. Connor as will appear by reference to his Last Will & Testament in Probate Court file #99ES42001441 and by Deed of Distribution to be recorded herewith.

The Grantor reserves unto herself a **LIFE ESTATE** in and to the premises described herein.

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 unto Grantee, his Heirs, Successors and/or assigns forever. And I do hereby bind myself, my Heirs, Successors, Executors, and/or Administrators, to warrant and forever defend all and singular the said premises unto Grantee, his Heirs, Successors, and/or assigns against me and my Heirs or Successors and against every person whomever lawfully claiming, or to claim, the same or any part hereof, except as to restrictions and easement of record if any.

All reference made herein to the singular shall include the plural, all reference made herein to the masculine shall include the feminine and the neuter.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
THE UNDERSIGNED WITNESS

*[Signature]*  
THE OTHER WITNESS

*[Signature]* (Seal)  
Betty Jean Connor

SPARTANBURG, S.C.  
MAR -7 PM 3:24

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG ) PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as his/her/their act and deed, deliver the within written Deed for the uses and purpose therein and (s)he with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this 6  
day of March, 2000

*[Signature]*  
Notary Public

My Commission Expires: 5-12-09

*[Signature]*  
The Undersigned Witness

Pract 19 - 20

3-12-00-055

312-00-056

Plat Book 076 Page 0612



2002

TRACT 20

### Summary

Parcel ID 3-12-00-056.00  
 Account # 56521  
 MillageGroup 3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE  
 Land Size 0 AC  
 Utilities ,PUBLIC WATER  
 Fire District CAF  
 Site Conditions PAVED  
 Location Address CANNONS CAMPGROUND RD  
 SPARTANBURG 29302  
 Legal Description S OF CLINCHFIELD RR E SIDE RD 31 PB 84-360 PB 94-582  
 (Note: Not to be used on legal documents)  
 Neighborhood C001  
 Property Usage Non-Qualified Regular Commercial Vacant (6RGT)

### Owners

[SKY HOLDINGS LLC](#)  
 305 GRACEWOOD CIRCLE  
 MOORE SC 29369

### Valuations

	2021	2020	2019	2018
Market Land Value	\$11,100	\$11,100	\$11,100	\$11,100
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$11,100	\$11,100	\$11,100	\$11,100
Taxable Land Value	\$11,100	\$11,100	\$11,100	\$11,100
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$11,100	*\$11,100	*\$11,100	*\$11,100
Assessed Land Value	\$666	\$666	\$666	\$666
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$666	\$666	\$666	\$666

\*This parcel is subject to the value cap

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% COMM VAC (6RGT)	17,018.00	Square Foot	SQ FT	0	0

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
2/16/2012	\$30,000		<a href="#">DEE-2012-7011</a>	100C	926	Unqualified - PERSONAL OR OTHER PROP INCLUDED	Improved	
4/28/2008	\$1		<a href="#">DEE-2012-6953</a>	100C	793	Unqualified - OTHER	Improved	
4/27/2008	\$1		<a href="#">DEE-2012-7760</a>	100D	492	Unqualified - OTHER	Improved	
4/27/2008	\$0		<a href="#">DEE-2010-806</a>	95H	962	Unqualified - PROBATE	Improved	
8/1/1992	\$26,500		<a href="#">DEE-1992-8310</a>	59E	566	Qualified	Improved	
6/1/1986	\$23,600		<a href="#">DEE-1986-4693</a>	52H	246	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](#)

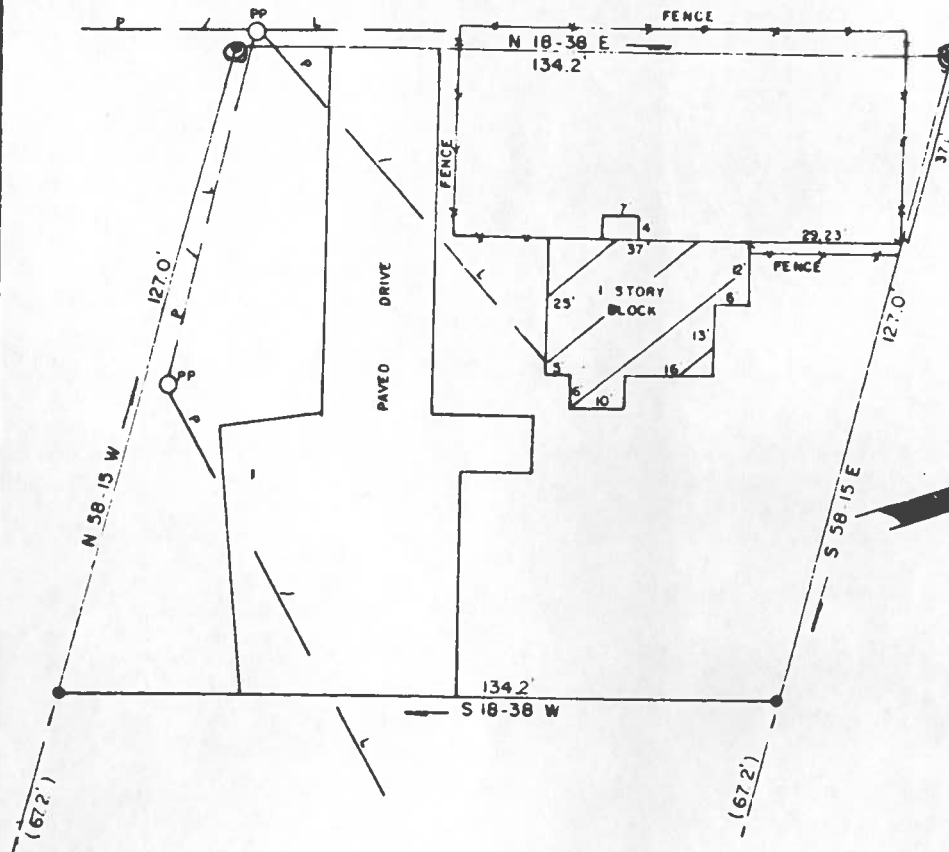
Last Data Upload: 8/17/2022, 1:02:02 AM

Developed by  
 **Schneider**  
 GEOSPATIAL

Version 2.3.213

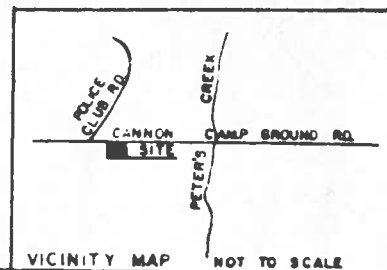
## CANNON CAMP GROUND ROAD

25' PAVED



RECORDED  
1985 AUG - 1 PM 3:10  
SPARTANBURG, S.C.

NOT IN FLOOD ZONE



VICINITY MAP NOT TO SCALE

SURVEY FOR:  
**STEPHEN GOINGS**

LOCATION:  
**NEAR CANNON CAMP GROUND**

COUNTY:  
**SPARTANBURG**

STATE: **S.C.**  
E/C: **1/7,000**

AREA BY  
**DMD**

CO. BLK. MAP REF.

3-12-56

D/B REF:

47 X .p. 333

39 V .p. 165

P/B REF

86 .p. 64

84 .p. 360

DATE:

JULY 25, 1985

SCALE



I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ARE CORRECT AND  
THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SURVEYED BY  
**JAMES V. GREGORY, R.L.S.**  
RT. 3 - BOX 237  
CAMPOBELLO, S.C. 29322

*James V. Gregory*

REGISTRATION # 6329

MEMBER S.C. SOCIETY OF  
REGISTERED LAND SURVEYORS



TRACT 21

### Summary

Parcel ID	3-12-00-057.00
Account #	56522
MillageGroup	3C00 - 3SSCAF - SD3/SPARTANBURG SANITARY SEWER/CONVERSE FIRE
Land Size	10.61 AC
Utilities	,SEPTIC,PUBLIC WATER
Fire District	CAF
Site Conditions	PAVED
Location Address	2600 CANNONS CAMPGROUND RD SPARTANBURG 29302
Legal Description	E SIDE CANNONS CAMPGROUND RD & N OF PLAINVIEW DR PB 78-992 DB 122Y-305 (Note: Not to be used on legal documents)
Neighborhood	Rural Land Map Number 3-12
Property Usage	FILOT - Fee In Lieu Of Tax (FILO)

### Owners

<a href="#">LIMELIGHT SOLAR II LLC</a> 9185 E PIMA CENTER PKWY #100 SCOTTSDALE AZ 85258	DEPCOM C/O 9185 E PIMA CENTER PKWY #100 SCOTTSDALE AZ 85258
---	---

### Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2001	0	\$0.00
Homestead	2005	0	\$0.00

### Valuations

	2021	2020	2019	2018
Market Land Value	\$0	\$0	\$98,355	\$98,355
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$0	\$0	\$98,355	\$98,355
Taxable Land Value	\$0	\$0	\$98,355	\$98,355
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	(\$97,496)	(\$97,496)
= Total Taxable Value	\$0	\$0	\$859	\$859
Assessed Land Value	\$0	\$0	\$34	\$34
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$34	\$34

\*This parcel is subject to the value cap

### Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
FILOT (FILO)	10.61	Acre	ACRE	0	0

### Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantee
2/21/2019	\$104,397	<a href="#">DEE-2019-9288</a>	122Y	312	Qualified	Vacant	
11/27/2007	\$1	<a href="#">DEE-2008-558</a>	90K	368	Unqualified - GIFT	Vacant	
11/1/1987	\$1	<a href="#">DEE-1987-10466</a>	53T	864	Unqualified - GIFT	Improved	
9/1/1984	\$0	<a href="#">DEE-1984-7183</a>	50T	631	Unqualified - OTHER	Improved	
5/1/1960	\$0		25Y	133	Unqualified - OTHER	Improved	

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

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Last Data Upload: 8/23/2022, 1:05:32 AM

Version 2.3.214

Developed by  
 **Schneider**  
GEOSPATIAL

3-12-00-057

TRACT 21

**EXHIBIT A***Legal Description*TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SPARTANBURG COUNTY, SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CANNONS CAMPGROUND ROAD (S 42-31) (HAVING A 66 FOOT RIGHT OF WAY WIDTH) AND POLICE CLUB ROAD; THENCE PROCEED NORTH 33°01'12" EAST, A DISTANCE OF 147.62 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR - DISTURBED) ON THE EAST RIGHT OF WAY LINE OF THE AFORESAID CANNONS CAMPGROUND ROAD; THENCE LEAVING SAID RIGHT OF WAY AND PROCEED SOUTH 57°47'54" EAST, A DISTANCE OF 281.27 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR) BEING THE POINT OF BEGINNING; THENCE, FROM SAID POINT OF BEGINNING, PROCEED NORTH 45°02'50" EAST, A DISTANCE OF 131.24 FEET TO AN IRON PIN SET; THENCE NORTH 17°49'50" EAST, A DISTANCE OF 74.54 FEET TO AN IRON PIN SET; THENCE NORTH 02°17'10" WEST, A DISTANCE OF 91.29 FEET TO AN IRON PIN SET; THENCE SOUTH 58°42'26" EAST, A DISTANCE OF 694.63 FEET TO AN IRON PIN FOUND (1 INCH BOLT IN A 4 INCH SQUARE CONCRETE MONUMENT); THENCE SOUTH 24°49'00" WEST, A DISTANCE OF 283.92 FEET TO AN IRON PIN FOUND (3 INCH BLADE); THENCE NORTH 58°12'10" WEST, A DISTANCE OF 690.04 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR) AND BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.254 ACRES OR 185,290 SQUARE FEET.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SPARTANBURG COUNTY, SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CANNONS CAMPGROUND ROAD (S 42-31) (HAVING A 66 FOOT RIGHT OF WAY WIDTH) AND POLICE CLUB ROAD; THENCE PROCEED NORTH 33°01'12" EAST, A DISTANCE OF 147.62 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR - DISTURBED) ON THE EAST RIGHT OF WAY LINE OF THE AFORESAID CANNONS CAMPGROUND ROAD, SAID IRON PIN FOUND BEING THE POINT OF BEGINNING;

3-12-00-057

## TRACT 21

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY AND PROCEED SOUTH  $57^{\circ}47'54''$  EAST, A DISTANCE OF 281.27 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR) ; THENCE SOUTH  $58^{\circ}12'10''$  EAST, A DISTANCE OF 690.04 FEET TO AN IRON PIN FOUND (3 INCH BLADE); THENCE SOUTH  $24^{\circ}14'47''$  WEST, A DISTANCE OF 280.03 FEET TO AN IRON PIN FOUND (1 INCH ANGLE IRON); THENCE NORTH  $58^{\circ}19'23''$  WEST, A DISTANCE OF 947.20 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR - DISTURBED) ON THE AFOREMENTIONED RIGHT OF WAY LINE OF CANNONS CAMPGROUND ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH  $19^{\circ}35'28''$  EAST, A DISTANCE OF 288.09 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR - DISTURBED) AND BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6.141 ACRES OR 267,513 SQUARE FEET.

