

**RECEIVED**

AUG 18 2022

SC Court of Appeals

Deed prepared by:  
Gwin Law Office, LLC  
5001 N. Kings Hwy., Suite 203  
Myrtle Beach, SC 29577  
18-RE-268

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF HORRY                            )        FORECLOSURE – MASTER IN EQUITY DEED

TO ALL WHOM THESE PRESENTS SHALL COME OR BE MADE KNOWN:

Or whom the same may in anywise concern, Cynthia Graham Howe, Master in Equity for Horry County SENDS GREETING:

WHEREAS M&T Bank on or about February 25, 2011 did exhibit its complaint in the Court of Common Pleas in the County and State aforesaid, Case No. 2011-CP-26-01809 against Tyrone Davis, Bobby J. Bellamy, BC Fund and Management, LLC d/b/a BC Fund, LLC, and United States of America; Bobby J. Bellamy, Third Party Plaintiff vs. William O. Smith, Third Party Defendant;

And the Cause being at issue before the Master in Equity came on to be heard on February 8-10, 2018 and April 11-12, 2018 when the said Master in Equity, after a full trial thereof, and mature deliberation in the Premises, did Order, Adjudge, and Decree that the premises hereinafter mentioned and described should be sold at public auction on the terms and for the purposes mentioned in said Decretal Order, as by reference thereto, on file in the said Court will appear;

And after having duly advertised the said premises for sale by Public Outcry on September, 4, 2018, Cynthia Graham Howe, Master in Equity for Horry County, did then openly and publicly, and according to the custom of auction, sell and dispose of said premises below described unto Coastal Resort Properties, LLC for One Hundred Five Thousand and 00/100 Dollars (\$105,000.00 USD) being, at that price, the highest bid for same. Thereafter, Coastal Resort Properties, LLC assigned its bid to Leticia LLC.

NOW KNOW ALL MEN THAT I, CYNTHIA GRAHAM HOWE, MASTER IN EQUITY FOR HORRY COUNTY, SOUTH CAROLINA, in consideration of the premises, and also in consideration of the sum of One Hundred Five Thousand and <sup>NO</sup>/100 Dollars (\$105,000.00 USD) paid to me by Leticia LLC, located at 2943 Fred Nash Blvd., Myrtle Beach, SC 29577, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, its successors and assigns, forever the following described property:

ALL THAT certain piece, parcel or tract of land situate, lying and being in Little River Township, County of Horry, State of South Carolina, being more particularly shown and designated on the west side of Sea Mountain Highway near Nixon's Crossroads, containing 3.39 acres more or less. Starting at a stake on the corner of Sea Mountain Highway and bounded on the South by Tract B, owned by Tommy J. Bellamy, on the West by North Pointe Development, on the North by Tract D, owned by Linda B. Nichols, on the East by Sea Mountain.

This being a portion of the same property conveyed to Sheila B. Goff, Linda B. Nichols, Bobby G. Bellamy and Tommy J. Bellamy by Deed of Distribution of Estate of Lela Bellamy Young dated December 27, 2006 and recorded December 28, 2006 in the Register of Deeds Office for Horry County, State of South Carolina, Book 3207 at Page 2080. Thereafter, Linda B. Nichols, Sheila B. Goff and Tommy J. Bellamy conveyed the

subject property by Deed to Bobby J. Bellamy dated January 3, 2007 and recorded January 9, 2007 in the Register of Deeds Office for Horry County, State of South Carolina in Book 3211 at Page 1955. Thereafter, Bobby J. Bellamy conveyed the subject property by Deed to BC Fund, LLC dated June 29, 2007 and recorded on July 18, 2007 in the Register of Deeds Office for Horry County, State of South Carolina, in Book 3261 at Page 2091. Thereafter, BC Fund, LLC conveyed the subject property to Tyrone Davis by Deed dated November 16, 2007 and recorded November 19, 2007 in the Register of Deeds Office for Horry County, State of South Carolina in Deed Book 3294 at Page 817.

Property Address: 3672 Sea Mountain Highway, Little River, SC 29566

TMS#: 130-00-01-219

This Conveyance Is Made Subject to Taxes, Assessments, Easements, Restrictions, Covenants, and Conditions of Record, Including Matters Shown on Recorded Plats.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, and the reversions, remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, possession, property, benefit, claim and demand whatsoever, both in law and in equity, of the said Tyrone Davis, Bobby J. Bellamy, BC Fund and Management, LLC d/b/a BC Fund, LLC, and United States of America; Bobby J. Bellamy, Third Party Plaintiff vs. William O. Smith, Third Party Defendant, and of all of the parties to the said suit and of all other persons rightfully claiming or to claim the same, or any part thereof, by, from, or under them or through either of them.

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

WITNESS my Hand and Seal this 3rd day of September, 2019.

*Cynthia Graham Howe*  
Cynthia Graham Howe, Master in Equity for Horry County, South Carolina

Signed, Sealed and Delivered in the Presence of:

*Susan J. Stone*  
Witness (1)

*Cathy R. Smead*  
Witness (2)

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 3rd day of September, 2019, by Cynthia Graham Howe, Master in Equity for Horry County, South Carolina.

SWORN to before me this 3rd day of September, 2019.

*Cathy R. Smead*  
Notary Public for the State of South Carolina  
My Commission Expires: Jun 27, 2024

*Cathy L. Smead*



ELECTRONICALLY FILED - 2019 Sep 03 8:56 AM - HORRY - COMMON PLEAS - CASE#2011CP2601809

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )  
M & T Bank, )  
PLAINTIFF, )  
vs. )  
Tyrona Davis et al., )  
DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
DOCKET NO 2011-CP-26-01809  
ASSIGNMENT OF BID

Sold to: Coastal Resort Properties, LLC  
Date: September 4, 2018  
Amount of bid: \$105,000.00

The above-referenced bid hereby is assigned to Leticia LLC, its successors and/or assigns, and the Master is Equity for Horry County is hereby directed, upon payment of the costs and crediting the balance of the bid on Plaintiff's indebtedness, to execute and deliver the deed of conveyance unto said Assignee.

Coastal Resort Properties, LLC  
By: Alfon Swann  
Alfon Swann, Manager

Myrtle Beach, South Carolina  
August 29, 2019

RENEE N. ELVIS  
CLERK OF COURT  
HORRY COUNTY, SC

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ELECTRONICALLY FILED - 2018 Aug 28 8:38 AM - HORRY - COMMON PLEAS - CASE#2011CP2601809

**Notice of Sale**

**C/A No: 2011-CP-26-01809**

**BY VIRTUE OF A DECREE** of the Court of Common Pleas for Horry County, South Carolina, heretofore issued in the case of **M&T Bank vs. Tyrone Davis, Bobby J. Bellamy, BC Fund and Management, LLC d/b/a BC Fund, LLC, and United States of America; Bobby J. Bellamy, Third Party Plaintiff vs. William O. Smith, Third Party Defendant**. I, the undersigned as Master in Equity for Horry County, will sell on at September 4, 2018, at the Horry County Justice Center, 1301 2nd Ave., 3rd Floor Conway, SC 29526, Horry County, South Carolina, to the highest bidder:

**Legal Description and Property Address:**

**ALL THAT** certain piece, parcel or tract of land situate, lying and being in Little River Township, County of Horry, State of South Carolina, being more particularly shown and designated on the west side of Sea Mountain Highway near Nixon's Crossroads, containing 3.39 acres more or less. Starting at a stake on the corner of Sea Mountain Highway and bounded on the South by Tract B, owned by Tommy J. Bellamy, on the West by North Pointe Development, on the North by Tract D. owned by Linda B. Nichols, on the East by Sea Mountain.

This being a portion of the same property conveyed to Sheila B. Goff, Linda B. Nichols, Bobby G. Bellamy and Tommy J. Bellamy by Deed of Distribution of Estate of Lela Bellamy Young dated December 27, 2006 and recorded December 28, 2006 in the Register of Deeds Office for Horry County, State of South Carolina, Book 3207 at Page 2080. Thereafter, Linda B. Nichols, Sheila B. Goff and Tommy J. Bellamy conveyed the subject property to Bobby J. Bellamy, dated January 3, 2007 and recorded January 9, 2007 in the Register of Deeds Office for Horry County, State of South Carolina in Book 3211 at Page 1955. Thereafter Bobby J. Bellamy conveyed the subject property to BC Fund, LLC dated June 29, 2007 and recorded on July 18, 2007 in the Register of Deeds Office for Horry County, State of South Carolina, in Book 3261 at Page 2091. Thereafter, BC Fund, LLC conveyed the subject property to Tyrone Davis by deed dated November 16, 2007 and recorded on November 19, 2007 in the Register of Deeds Office for Horry County, State of South Carolina in Book 3294 at Page 817.

3664 SEA MOUNTAIN HIGHWAY  
LITTLE RIVER, SC 29566  
TMS# 130-00-01-219

**TERMS OF SALE:** For cash. Interest at the current rate of Seven and 50/100 (7.50%) to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for

RENEE M. ELKINS  
CLERK OF COURT  
HORRY COUNTY, SC  
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papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master in Equity for Horry County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Thirty (30) days, the Master in Equity shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. If the Plaintiff or the Plaintiff's representative does not appear at the above-described sale, then the sale of the property will be null, void, and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.

*Handwritten initials*

*Cynthia Graham Howe*  
Cynthia Graham Howe  
Master in Equity for Horry County

Conway, South Carolina  
August 29, 2018  
Hutchens Law Firm  
P.O. Box 8237  
Columbia, SC 29202  
803-726-2700

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HORRY COUNTY, SC

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