

11/10/2022

Tonji Meredith  
2370 Brockman Mcclimon Rd  
Greer, South Carolina 29651

**RECEIVED**

**Nov 10 2022**

**SC Court of Appeals**

These are the copy of my father Luther Leon  
Meredith Deeds of his land.





DAVID K. RICE, Attorney at Law  
Woodruff S.C. 29388

DEED

Deed Only - No Title Certification  
STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

KNOW ALL MEN BY THESE PRESENTS, that **BEATRICE MEREDITH PYLES**

in consideration of **THREE DOLLARS, LOVE AND AFFECTION THAT I HAVE FOR MY BROTHER, GRANTEE**  
**HEREIN**

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do  
grant, bargain, sell and release unto **LUTHER LEON MEREDITH, his heirs and assigns forever:**

All that lot of land located about five miles West from Reidville, Spartanburg County, S.C., being a portion of Lot  
Eight (8) and contains 4.23 acres, more or less, on plat of Estate of Elbert Meredith and being shown to contain 0.995 of  
an acre, on plat of survey for Luther Leon Meredith by Joe E. Mitchell, P.L.S., dated July 30, 2010, and being more  
particularly described according to said plat as follows: Beginning at an iron pin in an Old Farm Road, and running thence  
South 58-43-44 West 150.51 feet to an old iron pipe; thence South 52-25-53 West 74.97 feet to an old iron pin; thence  
North 60-53-38 West 149.52 feet to and old iron pipe; thence North 40-37-24 East 278.69 feet to an old iron pipe; thence  
South 40-33-00 East 211.13 feet to the point of beginning. For a more particular description, specific reference is hereby  
made to the above-mentioned plat to be recorded forthwith.

Being a portion of the property conveyed to Beatrice Meredith Pyles by deed of Columbus McDuffie Meredith, etal.  
dated August 25, 1984 and recorded March 13, 1985 in Deed Book 51-C, page 717, RMC Office for Spartanburg County,  
S. C.

Tax Map Reference No.: 4-05-00-001.15

ADDRESS OF GRANTEE: Leon Meredith, 2370 Brockman McClimon Road, Greer, SC 29651

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)(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') heir (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 9<sup>th</sup> day of August, 2010.

SIGNED, sealed and delivered in the presence of:

David K. Rice

Ann M. Knight

Beatrice Meredith Pyles (SEAL)  
BEATRICE MEREDITH PYLES

DEE-2010-30249  
Recorded 2 Pages on 8/9/2010 3:59:40 PM  
Recording Fee: \$10.00 Documentary Stamps: \$0.00  
Office of Register of Deeds, Spartanburg, S.C.  
Stephen Ford, Register



DEE096 -- TPG641

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

ACKNOWLEDGEMENT

The foregoing deed was acknowledge before me this 9<sup>th</sup> day of August, 2010, by BEATRICE MEREDITH PYLES.

David K. Rice (SEAL)

Notary Public for South Carolina

My Commission expires: 10-2-2010

PLEASE FILE  
IN THE  
ATLANTA  
WOODRUFF, SC 29003

Office of Register of Deeds  
Spartanburg, South Carolina  
Recorded in DEED 640  
Page 96-7  
Barthyn Eade  
Register of Deeds,  
Spartanburg, South Carolina

DEED 70 H PG 311  
 5.55  
 STATE OF SOUTH CAROLINA )  
 COUNTY OF SPARTANBURG )  
 RIGHT-OF-WAY  
 EASEMENT  
 LINE NO. \_\_\_\_\_  
 CHECK NO. \_\_\_\_\_  
 99 JUN 26 3:05 PM  
 RECORDED  
 SPARTANBURG, S.C.

STATE OF SOUTH CAROLINA )  
 COUNTY OF SPARTANBURG )

LINE NO. \_\_\_\_\_  
 CHECK NO. \_\_\_\_\_  
 99 JUN 26 3:05 PM  
 RECORDED  
 SPARTANBURG, S.C.

KNOW ALL MEN BY THESE PRESENTS that the undersigned Grantor(s), LUTHER LEON MEREDITH, for and in consideration of the sum of One (\$1.00) Dollar paid by the NEW HORIZON ELECTRIC COOPERATIVE, INC., the receipt of which is hereby acknowledged, hereby grants to the New Horizon Electric Cooperative, Inc., its successors and assigns, a perpetual right-of-way, to be located by the New Horizon Electric Cooperative, Inc., over and across the lands of the Grantor(s) situated in Spartanburg County, South Carolina, more fully described as follows:

All that piece, parcel or tract of land, lying and being situate in the County of Spartanburg, State of South Carolina, containing 0.05 acre, more or less, consisting of a right-of-way as shown and designated on a plat of survey made for New Horizon Electric Cooperative, Inc. Abner Creek-Bragg Project, dated Novemer 7, 1998, by Lindsey & Associates, entitled, "Right-of-Way to be Acquired From Luther Leon Meredith", attached hereto and incorporated by reference.

The above described property is a portion of the property conveyed to Luther Leon Meredith by deed of Charlie Chalmers dated May 16, 1996 and recorded May 16, 1996 in Deed Book 64-F at Page 231 in the RMC Office for Spartanburg County.

Tax Map Number: 4-05-00-001.10

Together with the right to erect, construct, reconstruct, maintain, operate, replace and alter thereon one or more lines, either overhead or underground or both, for the transmission or distribution of electric energy, and for communication purposes, consisting of towers, poles, foundations, anchors, and necessary fixtures and wires attached thereto, and all structures and appliances necessary or convenient in connection therewith, as well as the right to install, maintain and use anchors and guy wires on ~~land adjacent to~~ the right-of-way herein granted.

The New Horizon Electric Cooperative, Inc. shall have the right to clear and keep clear all structures, buildings, wells, mobile homes, swimming pools, septic or storage tanks, flammable material/fire hazards, trees, brush, wrecked or disabled vehicles, refuse of any type, as well as such trees ("danger trees") on the Grantor's property beyond the right-of-way which, in the opinion of New Horizon Electric Cooperative, Inc., are tall enough to fall on an electric or communication line (or any component of same including guy wires) on the right-of-way strip.

The Grantor(s) agrees that New Horizon Electric Cooperative, Inc. may enter the Grantor's lands at any time now or in the future to gain access to the Right-of-Way Strip or to fell and remove danger trees from said Grantor's lands. New Horizon Electric Cooperative's right to enter the Grantor's lands shall be confined to streets, roads and driveways when they exist at the time entry is necessary and when they are adequate for New Horizon Electric Cooperative's purposes; but when they do not exist or are not adequate, such right to enter shall be over the nearest most practicable route or routes.

New Horizon Electric Cooperative, Inc. shall repair damage to the Grantor's lands, to include damage to roads, driveways and fences, caused by New Horizon Electric Cooperative, Inc.'s exercise of the rights herein granted and shall compensate Grantor(s) for damages to

111RMC 343 7269948370 \$10.00

THIS DOCUMENT  
MARGINAL  
FOR IMAGING

DEED 70 H PG 3 1 2

with the exercise of the rights and/or easement herein granted, or any of them, or which may create a hazard.

Grantor(s) reserves all other rights to said Right-of-Way Strip not inconsistent with the rights and easements hereby granted. Such reserved rights shall include, but shall not necessarily be limited to, the following: (a) the right to cultivate crops, plants, shrubs and fruit trees that do not grow to a height under the line which would violate minimum clearances required by the national Electrical Safety Code or other lawful regulation then applicable to electric conductors; (b) the right to pave, improve and use the Right-of-Way Strip for temporary automobile parking, provided grantor installs adequate protective barriers for New Horizon Electric Cooperative, Inc.'s structures; (c) the right to use the Right-of-Way Strip for recreation, provided no structures are erected; (d) the right to retain existing roads, drives, sewer, water and other utility lines on the right-of-Way Strip at their existing locations as of the date of this instrument; (e) the right to construct and maintain new streets, roads, water, sewer and utility lines crossing said Right-of-Way Strip, provided such facilities conform to the following requirements: (i) such facilities cross the Right-of-Way Strip at an angle of not less than 30 degrees; (ii) no portion of such facilities are located within 20 feet of the New Horizon Electric Cooperative's supporting structures; and (iii) such facilities are constructed in strict compliance with all clearance requirements of the National Electric Safety Code or other lawful regulation then applicable to electric conductors; (f) the right to maintain existing fences and the right to build new fences on said Right-of-Way Strip, provided they are located at least 20 feet from New Horizon Electric Cooperative's structures; and (g) the right to excavate, grade and fill, provided such is in accordance with good engineering practice, does not endanger New Horizon Electric Cooperative's structures and their foundations, does not impair New Horizon Electric Cooperative's access, and meets all clearance requirements of the National Electric Safety Code or other lawful regulation then applicable to electric conductors.

The Grantor(s) agrees that all structures and facilities placed on said right-of-way by the New Horizon Electric Cooperative, Inc. shall remain the property of the New Horizon Electric Cooperative, Inc. at its option.

Without additional payment, the New Horizon Electric Cooperative, Inc. shall have the right to reject and abandon this Agreement without entering in on said lands for the purposes of construction.

The New Horizon Electric Cooperative, Inc. will pay to the Grantor(s) the sum of One Thousand Five Hundred Dollars (\$ 1,500 ) within 30 Days from the date of this Agreement in full payment for the rights granted herein.

TO HAVE AND TO HOLD, all and singular, the rights, privileges and easements aforesaid unto the said New Horizon Electric Cooperative, Inc., its successors and assigns, forever.

And the Grantor(s) agree(s) to warrant and forever defend the above granted rights against himself or his heirs and against any other person lawfully claiming or to claim the same or any part thereof. The word "Grantor(s)" shall include Grantors' heirs, executors, administrators, successors and assigns as the case may be.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Agreement the 21<sup>st</sup> day of July, 1999.

WITNESS:

x Audrey Scott Lester Reed Meredith (SEAL)



THIS DOCUMENT  
MARGINAL  
FOR IMAGING

DEED 70 H PG 314

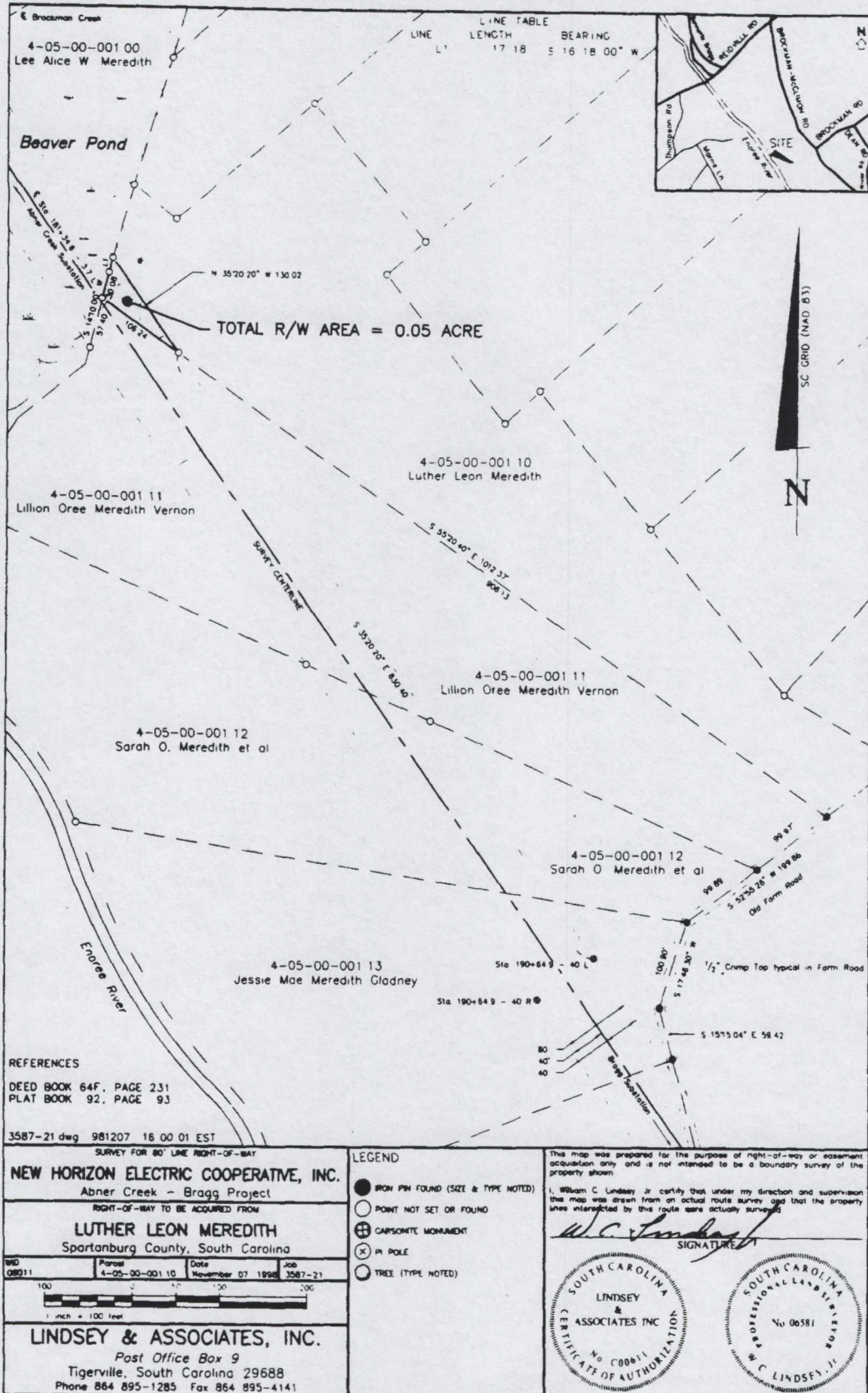


EXHIBIT A

DEED 70 H PG 315

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF SPARTANBURG )

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this affidavit and I understand such information.
- 2. The property being transferred is located at 2370 Brockman McClimon Road, Greer, SC, bearing Spartanburg County Tax Map Number 4-05-00-001.10, was transferred by Luther Leon Meredith to NEW HORIZON ELECTRIC COOPERATIVE, INC. on July 21, 1999.

- 3. Check one of the following: The deed is
  - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth
  - (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary
  - (c) \_\_\_\_\_ exempt from the deed recording fee because (See Information section of Affidavit): \_\_\_\_\_  
(If exempt, please skip items 4-7, and to item 8 of this affidavit).

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this Affidavit):
  - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 1,500
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_

5. Check YES \_\_\_\_\_ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is:

- 6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: \$ 1,500
  - (b) Place the amount listed in item 5 above here: 0.00  
(If no amount is listed, place zero here)
  - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 1,500

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 5.55

THIS DOCUMENT  
MARGINAL  
FOR IMAGING

DEED 70H PG 316

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Luther Leon Meredith  
Responsible Person Connected with the Transaction

SWORN to before me this 21<sup>st</sup>  
day of July, 1999.

LUTHER LEON MEREDITH  
Print or Type Name Here

[Signature] (SEAL)  
Notary Public for South Carolina

My commission expires: 11-9-2008

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A).
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

DEED 70 H PG 311  
 555  
 STATE OF SOUTH CAROLINA  
 COUNTY OF SPARTANBURG )  
 RIGHT-OF-WAY  
 EASEMENT  
 LINE NO. \_\_\_\_\_  
 CHECK NO. \_\_\_\_\_  
 99 JUN 26 PM 3:05  
 RECORDED

STATE OF SOUTH CAROLINA  
 COUNTY OF SPARTANBURG )  
 RIGHT-OF-WAY  
 EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned Grantor(s), LUTHER LEON MEREDITH, for and in consideration of the sum of One (\$1.00) Dollar paid by the NEW HORIZON ELECTRIC COOPERATIVE, INC., the receipt of which is hereby acknowledged, hereby grants to the New Horizon Electric Cooperative, Inc., its successors and assigns, a perpetual right-of-way, to be located by the New Horizon Electric Cooperative, Inc., over and across the lands of the Grantor(s) situated in Spartanburg County, South Carolina, more fully described as follows:

All that piece, parcel or tract of land, lying and being situate in the County of Spartanburg, State of South Carolina, containing 0.05 acre, more or less, consisting of a right-of-way as shown and designated on a plat of survey made for New Horizon Electric Cooperative, Inc. Abner Creek-Bragg Project, dated Novemer 7, 1998, by Lindsey & Associates, entitled, "Right-of-Way to be Acquired From Luther Leon Meredith", attached hereto and incorporated by reference.

The above described property is a portion of the property conveyed to Luther Leon Meredith by deed of Charlie Chalmers dated May 16, 1996 and recorded May 16, 1996 in Deed Book 64-F at Page 231 in the RMC Office for Spartanburg County.

Tax Map Number: 4-05-00-001.10

Together with the right to erect, construct, reconstruct, maintain, operate, replace and alter thereon one or more lines, either overhead or underground or both, for the transmission or distribution of electric energy, and for communication purposes, consisting of towers, poles, foundations, anchors, and necessary fixtures and wires attached thereto, and all structures and appliances necessary or convenient in connection therewith, as well as the right to install, maintain and use anchors and guy wires on ~~land adjacent to~~ the right-of-way herein granted.

The New Horizon Electric Cooperative, Inc. shall have the right to clear and keep clear all structures, buildings, wells, mobile homes, swimming pools, septic or storage tanks, flammable material/fire hazards, trees, brush, wrecked or disabled vehicles, refuse of any type, as well as such trees ("danger trees") on the Grantor's property beyond the right-of-way which, in the opinion of New Horizon Electric Cooperative, Inc., are tall enough to fall on an electric or communication line (or any component of same including guy wires) on the right-of-way strip.

The Grantor(s) agrees that New Horizon Electric Cooperative, Inc. may enter the Grantor's lands at any time now or in the future to gain access to the Right-of-Way Strip or to fell and remove danger trees from said Grantor's lands. New Horizon Electric Cooperative's right to enter the Grantor's lands shall be confined to streets, roads and driveways when they exist at the time entry is necessary and when they are adequate for New Horizon Electric Cooperative's purposes; but when they do not exist or are not adequate, such right to enter shall be over the nearest most practicable route or routes.

New Horizon Electric Cooperative, Inc. shall repair damage to the Grantor's lands, to include damage to roads, driveways and fences, caused by New Horizon Electric Cooperative, Inc.'s exercise of the rights herein granted and shall compensate Grantor(s) for damages to

111 RMC 3rd 726948379 \$10.00

THIS DOCUMENT  
MARGINAL  
FOR IMAGING

DEED 70 H PG 3 1 2

with the exercise of the rights and/or easement herein granted, or any of them, or which may create a hazard.

Grantor(s) reserves all other rights to said Right-of-Way Strip not inconsistent with the rights and easements hereby granted. Such reserved rights shall include, but shall not necessarily be limited to, the following: (a) the right to cultivate crops, plants, shrubs and fruit trees that do not grow to a height under the line which would violate minimum clearances required by the national Electrical Safety Code or other lawful regulation then applicable to electric conductors; (b) the right to pave, improve and use the Right-of-Way Strip for temporary automobile parking, provided grantor installs adequate protective barriers for New Horizon Electric Cooperative, Inc.'s structures; (c) the right to use the Right-of-Way Strip for recreation, provided no structures are erected; (d) the right to retain existing roads, drives, sewer, water and other utility lines on the right-of-Way Strip at their existing locations as of the date of this instrument; (e) the right to construct and maintain new streets, roads, water, sewer and utility lines crossing said Right-of-Way Strip, provided such facilities conform to the following requirements: (i) such facilities cross the Right-of-Way Strip at an angle of not less than 30 degrees; (ii) no portion of such facilities are located within 20 feet of the New Horizon Electric Cooperative's supporting structures; and (iii) such facilities are constructed in strict compliance with all clearance requirements of the National Electric Safety Code or other lawful regulation then applicable to electric conductors; (f) the right to maintain existing fences and the right to build new fences on said Right-of-Way Strip, provided they are located at least 20 feet from New Horizon Electric Cooperative's structures; and (g) the right to excavate, grade and fill, provided such is in accordance with good engineering practice, does not endanger New Horizon Electric Cooperative's structures and their foundations, does not impair New Horizon Electric Cooperative's access, and meets all clearance requirements of the National Electric Safety Code or other lawful regulation then applicable to electric conductors.

The Grantor(s) agrees that all structures and facilities placed on said right-of-way by the New Horizon Electric Cooperative, Inc. shall remain the property of the New Horizon Electric Cooperative, Inc. at its option.

Without additional payment, the New Horizon Electric Cooperative, Inc. shall have the right to reject and abandon this Agreement without entering in on said lands for the purposes of construction.

The New Horizon Electric Cooperative, Inc. will pay to the Grantor(s) the sum of One Thousand Five Hundred Dollars (\$ 1,500 ) within 30 Days from the date of this Agreement in full payment for the rights granted herein.

TO HAVE AND TO HOLD, all and singular, the rights, privileges and easements aforesaid unto the said New Horizon Electric Cooperative, Inc., its successors and assigns, forever.

And the Grantor(s) agree(s) to warrant and forever defend the above granted rights against himself or his heirs and against any other person lawfully claiming or to claim the same or any part thereof. The word "Grantor(s)" shall include Grantors' heirs, executors, administrators, successors and assigns as the case may be.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Agreement the 21<sup>st</sup> day of July, 1999.

WITNESS:

x Audrey Scott Lester Leon Meredith (SEAL)

THIS DOCUMENT  
MARGINAL  
FOR IMAGING

DEED 10H PG 313

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

ACKNOWLEDGEMENT

I, John T. Gaffney, a Notary Public in and for the State of South Carolina, do hereby certify that LUTHER LEON MEREDITH personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 21<sup>st</sup> day of July, 1999.

John T. Gaffney (SEAL)  
Notary Public for South Carolina  
My commission expires:

11-4-2008

THIS DOCUMENT  
MARGINAL  
FOR IMAGING

DEED 70H PG 314

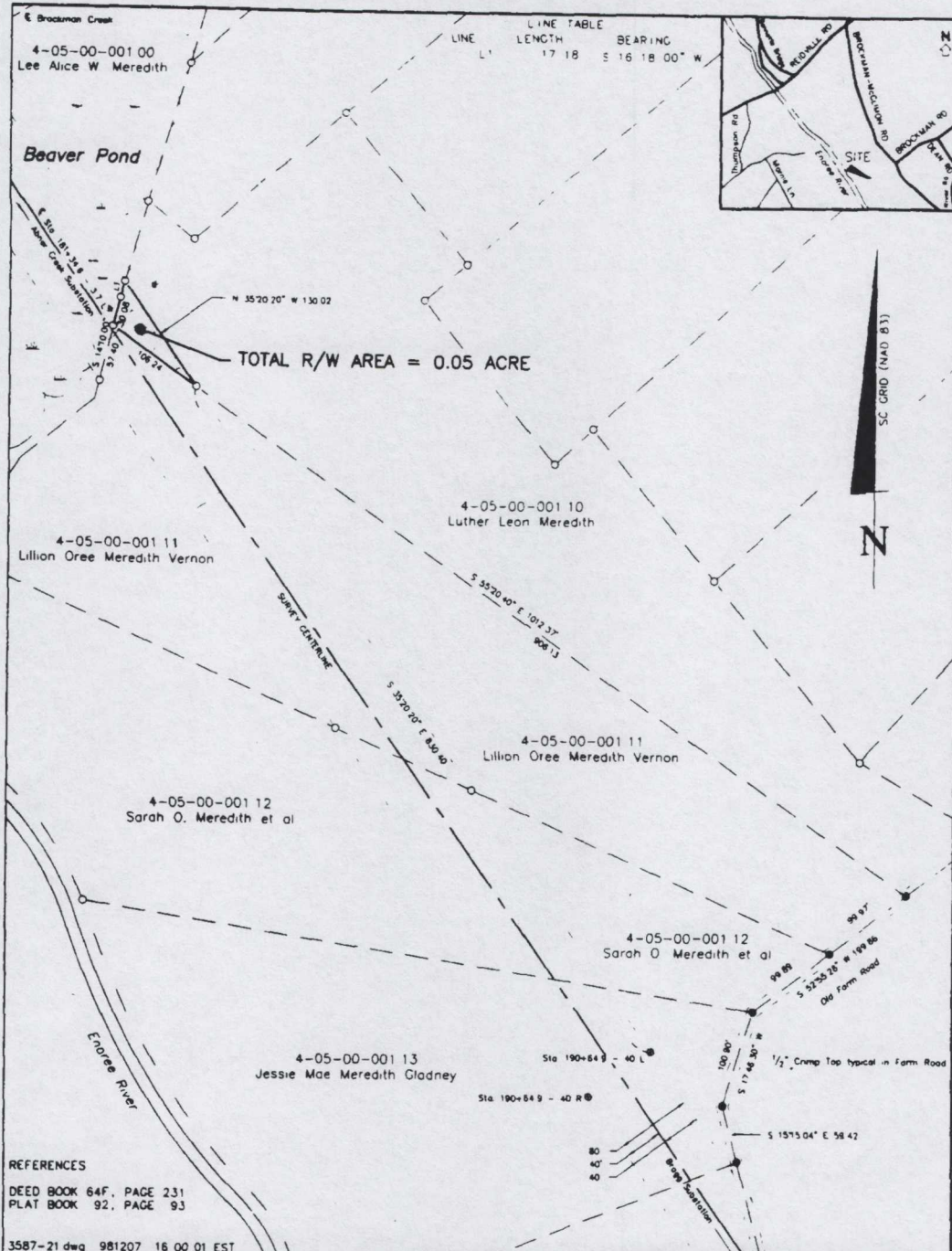


EXHIBIT A

REFERENCES  
 DEED BOOK 64F, PAGE 231  
 PLAT BOOK 92, PAGE 93  
 3587-21 dwg 981207 16 00 01 EST

SURVEY FOR 80' LINE RIGHT-OF-WAY  
**NEW HORIZON ELECTRIC COOPERATIVE, INC.**  
 Abner Creek - Bragg Project  
 RIGHT-OF-WAY TO BE ACQUIRED FROM  
**LUTHER LEON MEREDITH**  
 Spartanburg County, South Carolina

Parcel	Date	Job
4-05-00-001 10	November 07 1998	3587-21

1 inch = 100 feet

**LINDSEY & ASSOCIATES, INC.**  
 Post Office Box 9  
 Tigerville, South Carolina 29688  
 Phone 864 895-1285 Fax 864 895-4141

- LEGEND**
- IRON PIN FOUND (SIZE & TYPE NOTED)
  - POINT NOT SET OR FOUND
  - ⊕ CEMENT MONUMENT
  - ⊗ IN POLE
  - TREE (TYPE NOTED)

This map was prepared for the purpose of right-of-way or easement acquisition only and is not intended to be a boundary survey of the property shown.

I, William C. Lindsey Jr. certify that under my direction and supervision this map was drawn from an actual route survey and that the property lines intersected by this route were actually surveyed.

*W.C. Lindsey Jr.*  
 SIGNATURE

**SOUTH CAROLINA**  
 LINDSEY & ASSOCIATES INC  
 LICENSE OF AUTHORIZATION  
 No. C006011

**SOUTH CAROLINA**  
 PROFESSIONAL LAND SURVEYOR  
 No. 06581  
 W. C. LINDSEY, II

DEED 70 H PG 315

STATE OF SOUTH CAROLINA )  
 ) AFFIDAVIT  
COUNTY OF SPARTANBURG )

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this affidavit and I understand such information.
- 2. The property being transferred is located at 2370 Brockman McClimon Road, Greer, SC, bearing Spartanburg County Tax Map Number 4-05-00-001.10, was transferred by Luther Leon Meredith to NEW HORIZON ELECTRIC COOPERATIVE, INC. on July 21, 1999.

- 3. Check one of the following: The deed is
  - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth
  - (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary
  - (c) \_\_\_\_\_ exempt from the deed recording fee because (See Information section of Affidavit): \_\_\_\_\_  
(If exempt, please skip items 4-7, and to item 8 of this affidavit).

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this Affidavit):
  - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 1,500
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.

5. Check YES \_\_\_\_\_ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is:

- 6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: \$ 1,500
  - (b) Place the amount listed in item 5 above here: 0.00  
(If no amount is listed, place zero here)
  - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 1,500

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 5.55

THIS DOCUMENT  
MARGINAL  
FOR IMAGING

DEED 70H PG 316

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Luther Leon Meredith  
Responsible Person Connected with the Transaction

SWORN to before me this 21<sup>st</sup>  
day of July, 1999.

LUTHER LEON MEREDITH  
Print or Type Name Here

[Signature] (SEAL)  
Notary Public for South Carolina

My commission expires:

11-9-2008

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A),
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A).
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.





DEED 53 N PG 025

RECORDED

1997 AUG 27 PM 12:16

R.H.D.  
SPARTANBURG, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF SPARTANBURG }

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned LUTHER LEON MEREDITH  
for a good and valuable consideration, <sup>\$1,000</sup> the receipt whereof is hereby acknowledged, do hereby grant unto Laurens Electric Cooperative, Inc., a cooperative corporation, whose post office address is Laurens, South Carolina, and to its successors and assigns, the right to enter upon the lands of the undersigned, situated in said County and State:

A tract of land situated on road about 11 miles from  
Town of WOODRUFF, and bounded by the lands owned  
by BEATRICE PYLES,  
ELBERT MEREDITH, and \_\_\_\_\_,

and to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads on high-ways abutting said lands, an electric or distribution line or system, and to cut and trim trees and shubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

The Undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 15<sup>th</sup>

day of July, 19 87.

Witness:

Belinda America  
Larry Patterson

Luther Leon Meredith (L.S.)  
\_\_\_\_\_  
(L.S.)

STATE OF SOUTH CAROLINA }  
COUNTY OF Laurens }

PROBATE BY SUBSCRIBING WITNESS

PERSONALLY, appeared before me one of the above witnesses and made oath that he was present and saw the within named grantor sign, seal and as his act deed deliver the within written deed, for the uses and purposes therein mentioned, and that he, with the second witness shown witnessed the execution thereof.

SWORN to before me this 15<sup>th</sup> day  
of July, 19 87.

Belinda America  
(One witness sign)

Linda Monroe  
Notary Public for S. C.  
My Commission Expires 10/12/92

SKETCH OF PROPOSED LINES:



DEED 63 W PG 210

Assigns, against me and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my Hand and Seal this 16th day of February, 1996.

Signed, Sealed and Delivered  
In the Presence Of:

Evelyn E. Meredith  
EVELYN E. MEREDITH

Delmar H. McCartney  
Witness

Spencer D. Mears  
Witness

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

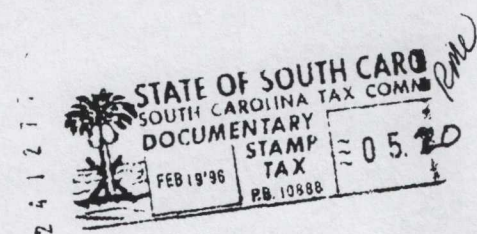
PROBATE

PERSONALLY appeared before me, Delmar H. McCartney and made oath that (s)he saw the within-named EVELYN E. MEREDITH, sign/seal and as her act and deed, deliver the within written Deed and that (s)he with Spencer D. Mears, witnessed the execution thereof.

SWORN to and before me this  
16th day of February, 1996.

Spencer D. Mears  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 11-2-2003

Delmar H. McCartney



-2.20 970

**KEEP THIS SIDE FOR YOUR RECORD**

REMIT PROPERTY TAX NOTICE TO:  
 OREN L BRADY III, SPARTANBURG COUNTY TREASURER  
 PO BOX 5807  
 SPARTANBURG SC 29304

SPARTANBURG COUNTY, SC  
 PROPERTY TAX NOTICE  
 TAX YEAR 2022

RECEIPT NUMBER						
116188-22-3						
SPARTANBURG COUNTY			REAL ASSESSMENT	TAX LEVY	PROPERTY TAX	
			18,410	349.60	6436.14	
CITY/TOWN						
DISTRICT	NO ACRES	NO LOTS	ACRES/LOTS APPRAISAL	NO BLDGS	BLDG APPRAISAL	BLDG ASSESSMENT
4PBF	12.77	0		1		7160
REAL ESTATE ASSESSMENT						
APPRAISED VALUE	X	ASSESS %	X	ASSESSED VALUE		
306,800				18,410		

REAL ESTATE ASSESSMENT	
DESCRIPTION	NET TAX AMT
EDUCATION SCHOOL	4411.04
GEN COUNTY OPERATING BUDGET	959.16
COUNTY BOND DEBT SERVICE	123.35
LIBRARY	191.46
COUNTY WIDE FIRE	9.21
FIRE DISTRICT	497.07
FIRE DISTRICT BONDS	0.00
WATER DISTRICT	0.00
SEWER	0.00
CHARLES LEA CENTER	23.93
SPARTANBURG COMM. COLLEGE	114.14
PARK FUND	88.37
FEDERAL STORMWATER MANDATE	18.41
TWIN LAKES	0.00

DESCRIPTION OF REAL OR PERSONAL PROPERTY
2370 BROCKMAN MCCLIMON RD
4-05-00-001.08
NAME AND ADDRESS OF PROPERTY OWNER
MEREDITH LUTHER LEON GLENN SCOTTIE C/O 216 SHELL DR WOODRUFF SC 29388

**RETURN THIS SIDE WITH PAYMENT**

116188-22-3  
 MEREDITH LUTHER LEON

Pay online at  
 www.spartanburgcountytax.com

Tax Year	2022	Tax Map Number	4-05-00-001.08
PROPERTY DESCRIPTION 2370 BROCKMAN MCCLIMON RD 4-05-00-001.08			
APPRAISED VALUE (TAXABLE)		306,800	
PROPERTY TAX AMOUNT (COUNTY)		6436.14	
PROPERTY TAX AMOUNT (CITY)		0	
LESS STATE HOMESTEAD		-0	
EXEMPTION (COUNTY)		-0	
SCHOOL CREDIT		-0	
PENALTY		0	
INTEREST		0.00	
FEES		64.00	
COSTS		0.00	
		<b>\$6,500.14</b>	
<b>PAY THIS AMOUNT</b>			
CHANGE MY ADDRESS TO:			
<b>PENALTY AMOUNTS DUE AFTER 01/17/2023</b>			
AFTER 01/17/2023 THRU 02/01/2023		6,695.14	
AFTER 02/01/2023 THRU 03/15/2023		7,150.15	
AFTER 03/15/2023, TAXES MUST BE PAID IN DELINQUENT TAX OFFICE			

...PERSONAL PROPERTY LICENSED OR REGISTERED WITH A STATE AGENCY MUST BE APPEALED TO THE COUNTY AUDITOR BY TAX DUE DATE. OTHER PERSONAL PROPERTY UNDER THE JURISDICTION OF THE COUNTY AUDITOR AND CONTROLLED BY REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF REVENUE MY BE APPEALED TO THE DEPARTMENT OF REVENUE IN WRITING ON OR BEFORE THE DUE DATE OF THE TAX NOTICE

**KEEP THIS SIDE FOR YOUR RECORD**

REMIT PROPERTY TAX NOTICE TO:  
 OREN L BRADY III, SPARTANBURG COUNTY TREASURER  
 PO BOX 5807  
 SPARTANBURG SC 29304

SPARTANBURG COUNTY, SC  
 PROPERTY TAX NOTICE  
 TAX YEAR 2022

**RETURN THIS SIDE WITH PAYMENT**

116189-22-3  
 MEREDITH LUTHER LEON

Pay online at  
 www.spartanburgcountytax.com

RECEIPT NUMBER		116189-22-3		REAL ASSESSMENT	TAX LEVY	PROPERTY TAX
SPARTANBURG COUNTY		20		349.60	6.99	
CITY/TOWN						
DISTRICT	NO ACRES	NO LOTS	ACRES/LOTS APPRAISAL	NO BLDGS	BLDG APPRAISAL	BLDG ASSESSMENT
4PBF	1	0		0		0
REAL ESTATE ASSESSMENT						
APPRAISED VALUE	X	ASSESS %	X	ASSESSED VALUE		
109				20		

REAL ESTATE ASSESSMENT	
DESCRIPTION	NET TAX AMT
EDUCATION SCHOOL	4.79
GEN COUNTY OPERATING BUDGET	1.04
COUNTY BOND DEBT SERVICE	0.13
LIBRARY	0.21
COUNTY WIDE FIRE	0.01
FIRE DISTRICT	0.54
FIRE DISTRICT BONDS	0.00
WATER DISTRICT	0.00
SEWER	0.00
CHARLES LEA CENTER	0.03
SPARTANBURG COMM. COLLEGE	0.12
PARK FUND	0.10
FEDERAL STORMWATER MANDATE	0.02
TWIN LAKES	0.00

NET TAX DUE IF PAID BY Jan 15 2023	
<b>TAXES</b>	6.99
<b>HOMESTEAD EX</b>	0
<b>SALES TAX CR</b>	0
<b>SCHOOL CR</b>	0
<b>PENALTY</b>	0
<b>INTEREST</b>	0.00
<b>FEES</b>	0.00
<b>NET DUE</b>	6.99

DESCRIPTION OF REAL OR PERSONAL PROPERTY
BROCKMAN MCCLIMON RD 4-05-00-001.15
NAME AND ADDRESS OF PROPERTY OWNER
MEREDITH LUTHER LEON PO BOX 822 REIDVILLE SC 29375

Tax Year	2022	Tax Map Number	4-05-00-001.15
PROPERTY DESCRIPTION BROCKMAN MCCLIMON RD 4-05-00-001.15			
APPRAISED VALUE (TAXABLE)	109		
PROPERTY TAX AMOUNT (COUNTY)	6.99		
PROPERTY TAX AMOUNT (CITY)	0		
LESS STATE HOMESTEAD	-0		
EXEMPTION (COUNTY)	-0		
SCHOOL CREDIT	-0		
PENALTY	0		
INTEREST	0.00		
FEES	0.00		
COSTS	0.00		
PAY THIS AMOUNT ----->	\$6.99		
BY 1/17/2023	<b>PAY THIS AMOUNT</b>		
CHANGE MY ADDRESS TO:			
_____			
_____			
_____			
<b>PENALTY AMOUNTS DUE AFTER 01/17/2023</b>			
AFTER 01/17/2023 THRU 02/01/2023	7.20		
AFTER 02/01/2023 THRU 03/15/2023	7.69		
AFTER 03/15/2023, TAXES MUST BE PAID IN DELINQUENT TAX OFFICE			

... PERSONAL PROPERTY LICENSED OR REGISTERED WITH A STATE AGENCY MUST BE APPEALED TO THE COUNTY AUDITOR BY TAX DUE DATE. OTHER PERSONAL PROPERTY UNDER THE JURISDICTION OF THE COUNTY AUDITOR AND CONTROLLED BY REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF REVENUE MAY BE APPEALED TO THE DEPARTMENT OF REVENUE IN WRITING ON OR BEFORE THE DUE DATE OF THE TAX NOTICE